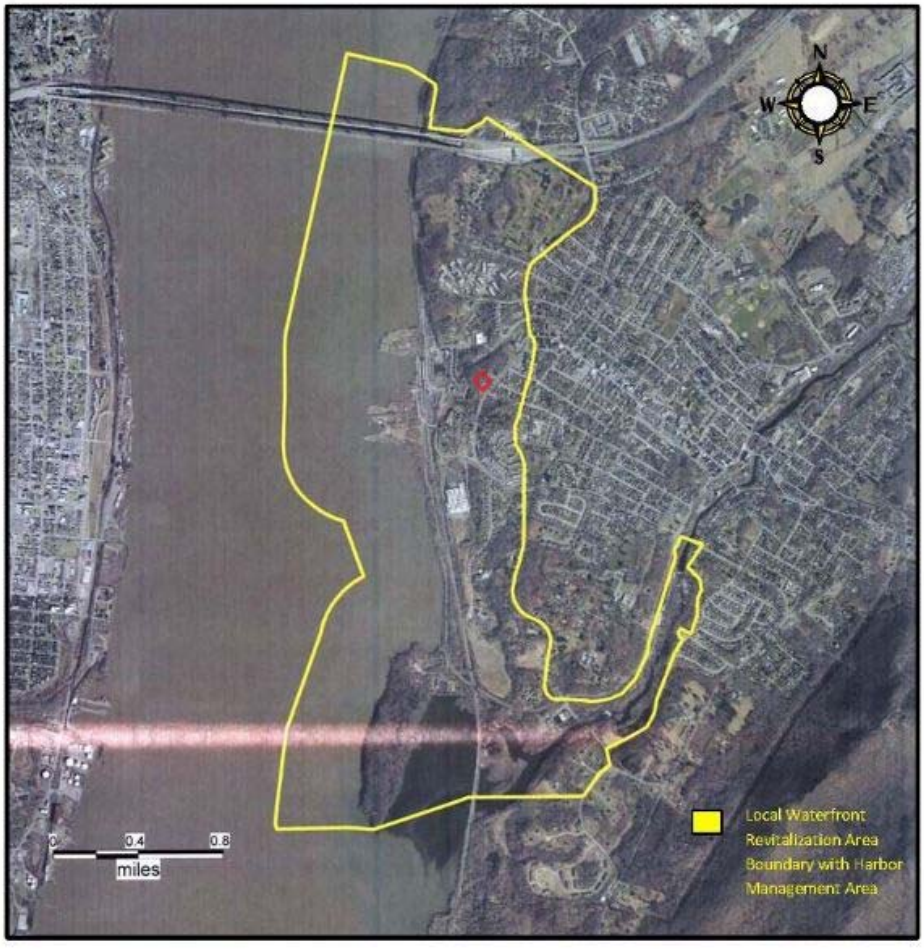
LWRP Consistency Statement (updated 9/25/17)

River Ridge

The Property is located within the City of Beacon's Waterfront Revitalization Management Area. The City's Local Waterfront Revitalization Plan ("LWRP") identifies Parcel L as being within "Urban Renewal Area – Project #1," which encompasses "most of the land in the central part of the Waterfront Revitalization Area.[1]



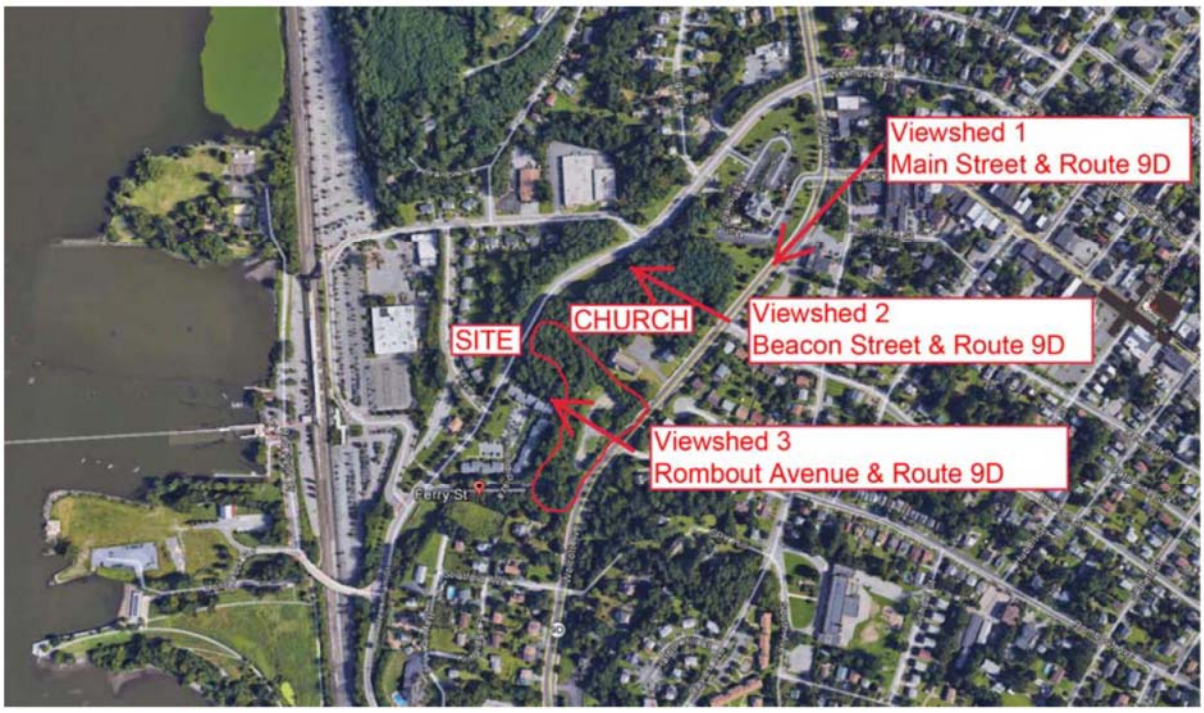
Note: The red diamond shows approximate location of Parcel L within the Local Waterfront Revitalization Area

[1] City of Beacon, Local Waterfront Revitalization Plan [hereinafter "LWRP"] (Last Amended 2011), Section II(A), pg. 2, *available at* http://www.cityofbeacon.org/Pdf/Beacon_Final_LWRP_2012.pdf. *See also* LWRP Section II(F) ("Scenic Quality/Aesthetic Resources"); Zoning Code Section 220-6(A)(28).

All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan ("LWRP").[2] Where coordinated review is undertaken, the Consistency determination is made by the Lead Agency.

This report analyzes the manner in which the design of River Ridge is consistent with the LWRP Coastal policies relating to viewsheds, and how the project advances the policies of furthering and improving public views of the waterfront and pedestrian opportunities to engage with the waterfront views.

The below represents an overview map of the Property.



[2] Zoning Code Sections 220-5, 220-6.

Policy 25 provides – "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 relevant viewshed from the LWRP is the viewshed at Rombout Avenue and Route 9D. This viewing point is directly in front of the property, at its centerpoint, at the intersection with Rombout Avenue. The identified view is to the west, directly over the property. The LWRP describes the view as "dominated by the Reformed Church, its gazebo and graveyard." The LWRP also notes the view of the train station and parking lot and River Front Park in the middle ground, with the background dominated by Newburgh Bay, the City Center and the hills beyond.

At the present time, the views at this location are quite limited. Much of the limitation is due to the configuration of the street system and the placement of the public viewing points along Wolcott Avenue, which is located at a higher elevation, and also at a point quite a distance from the sloping points of the property. (See Exhibit A) Unplanned and opportunistic vegetation growth also obscures views.

The proposed Project design protects and advances views at this location by creating an excellent viewing point at this intersection. The entrance of the site has been configured to create a 70 foot wide vista over the property at the entrance. This public viewing point will include views of the historic gazebo within a landscaped setting. See renderings and planset.

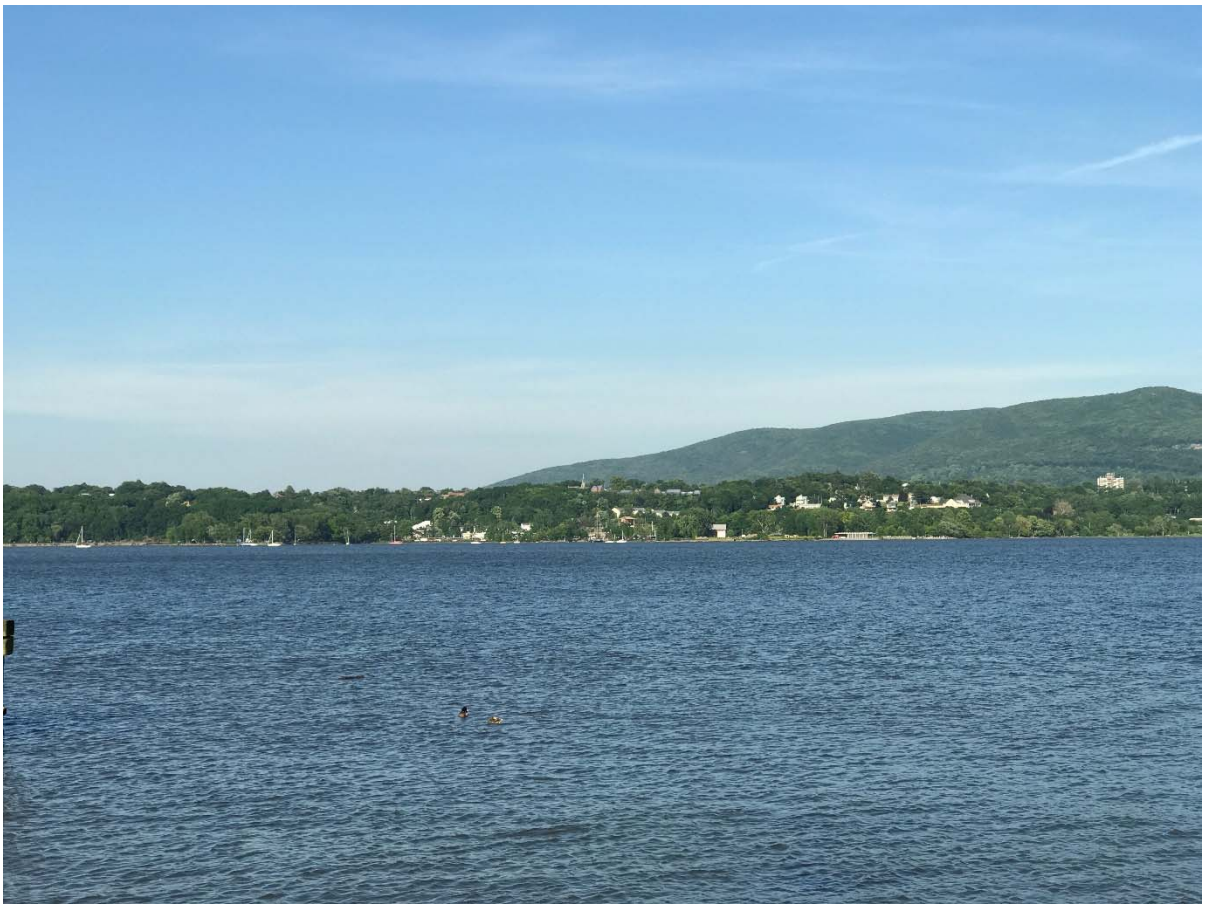
Other aspects of the project also advance public views toward the river in this area. The project design follows the Zoning Code's stated restrictions on building height and massing. The scale and character of the buildings, and the use of materials including predominant use of brick, complement the visual setting and the nearby Reformed Church. (see renderings) Elements of the façade such as window size and trim are larger scaled than standard residential design. These architectural features frame the public view at the intersection of Wolcott and Rombout Avenue, while providing a single-family attached townhouse elevation along the Wolcott Avenue sidewalk. The proportions and combination of brick structure with siding inlays are intended to add to the pedestrian-friendly streetscape, and also frame the views of the Church and the river. The buildings are designed as a respectful backdrop to the views around the church from the viewshed at Main Street and Route 9D (Viewshed number 1). The Church building remains the dominant structure in this viewshed. The project will enhance landscaping between this property and the church property and will screen and soften views of the proposed development in relation to the Church building.

The proposed project is consistent with Policy 25 in its sensitive location of the footprint of buildings and impervious surfaces to achieve the effect recommended by the LWRP policy, framing a view of the river from a pedestrian friendly sidewalk environment, and also providing views for automobiles at this viewing-point intersection. The project also provides for pedestrian friendly environs along the western boundary of the property, with viewing points toward the river

and train station from the proposed pocket park, while also protecting the privacy of residents of Hammond Plaza and River Ridge. The Project also promotes pedestrian connectivity between Wolcott Avenue and Beekman Street and the riverfront/train station with two pedestrian linkages. At Ferry Street, the proposed stairs will improve the existing dirt path and rope tow used by pedestrians to walk between the two separate elevations. The Project buildings are well set back from the western, water-side property lines, which maintains and integrates the existing wooded hillsides within which development is interspersed. (See "Wolcott Area Neighborhood Map" attached to Project Narrative)

The Project has also been designed to preserve and advance views toward the City from the Hudson River and from the Newburgh waterfront. The attached rendered views from the river demonstrate that seasonal views of the new buildings would contribute to the scenic qualities of Beacon, as defined in Policy 25. The Applicant demonstrates through photorealistic renderings that the tops of the buildings will be visible to some degree, and will form another point of interest in the viewshed toward the City from the River, and that this point of interest will complement the existing views.

The proposed site strategy and building layout design adhere to the LWRP Policy 25, in its use of clustered buildings in combination with the strategy of preserving and reinforcing the wooded hillsides to the greatest extent possible.





(photo added 9/25/17)

Reference is made to the Project Narrative and attachments, and to the Project Plans and renderings for further documentation of the manner in which the Project is consistent with the City of Beacon LWRP as it relates to the subject Property.

EXHIBIT A



