

12/22/17

RIVER RIDGE

PROJECT MATERIALS RELATING TO COMMUNITY CHARACTER

Project Narrative, LWRP Consistency, Certificate of
Appropriateness; Landscape Design along northerly property line

December 22, 2017

TABLE OF CONTENTS

INTRODUCTION.....	1
PROJECT NARRATIVE.....	2
Project Setting: Waterfront And Train Station Area.....	2
Project Setting: Hammond Plaza	3
Project Setting: Old Dutch Reformed Church, A National Register Site:.....	4
Project Setting: Historic District Overlay:.....	6
Local Waterfront Revitalization Plan:	6
Affordable Housing Analysis:	7
LWRP CONSISTENCY.....	8
Setting:	8
CERTIFICATE OF APPROPRIATENESS (CODE 134-5)	14
Project Setting: Historic District Overlay:.....	14
Historic District Overlay Map.....	15
Architectural Design:	16
Design Updates In Response To Comments:	16
Chapter 134 Of The Beacon City Code:.....	16
Criteria For Approval Of A Certificate Of Appropriateness:.....	17

INTRODUCTION

The purpose of this document is to comprehensively describe the community character features of the Project, as it has been modified throughout the review process. The initial Application was designed to incorporate community character impacts. As the Project has received comment from the Board, its consultants, and the neighbors, the Project has been further refined:

- Parking near the Project entrance was eliminated. A central green was substituted, which will include the early 20th century gazebo. This feature enhances the viewshed at the intersection of Wolcott and Rombout Avenue. The renderings have been updated to show the proposed view (*see Exhibit G*).
- Landscaping plans were improved by using additional native species, including the area of the retaining wall between the Project and Hammond Plaza. The updated Landscape Plan is part of the submitted drawings.
- The “tower” element of the northern elevation has been eliminated, lowering the height to avoid potential distraction from the church while also eliminating the need for a height variance. Revised rendered elevations are submitted as **Exhibit G**, which show the redesign.
- The pocket park and private walkway path behind the northerly buildings of Hammond Plaza has been eliminated. This change eliminates the site disturbance associated with this construction.
- The architectural plans have been improved in response to comments by the Architectural Review Committee. See revised rendered elevations included in this submission as **Exhibit G**.
- Additional landscaping has been added along the northerly Property boundary with the Reformed Church. SHPO has accepted the revised landscape plan (*see Exhibit I*).

This document comprehensively addresses community character in light of these refinements.

PROJECT NARRATIVE

River Ridge is a proposed 18-unit Townhouse Project (17 units, 2 of which are below-market-rate, plus one incentive unit), located on a 2.98-acre property (hereafter, “the Property”) known as “Parcel L,” which fronts on Wolcott Avenue, with its rear property line along Beekman Street.¹ The Comprehensive Plan and Zoning for the Property were established by the City Council in October 2016. The Applicant proposes to consolidate the existing lots and create 18 individual for-sale lots, one for each Townhouse. The common amenity and service areas of the site will be managed by a property owner’s association. The proposed Project is set forth on the updated Site Plan drawing set, which shows layout, landscaping and site details. A number of rendered elevations have also been submitted which show the proposed project within its neighborhood setting (see **Exhibit G**). The subdivision drawings show the proposed lot layout.

During the recent 2016 zoning process, in which the allowable density on this Property was significantly reduced, there was much discussion about the relationship of this site to the various types of development in the area. The Applicant has prepared several exhibits, which show the Project in the context of the overall neighborhood setting. A Hudson Land Design graphic, “Wolcott Avenue Neighborhood Map” (**Exhibit A**), illustrates the manner in which River Ridge is compatible with the existing scale and density of surrounding developments. River Ridge (“the Project”) has been designed to complement surrounding neighborhoods, maximize compatibility, and provide an appropriate transition between the various existing and proposed housing and other uses in the area.

The following provisions describe the ways that the Project addresses specific aspects of the neighborhood setting and Comprehensive Plan goals.

PROJECT SETTING: WATERFRONT AND TRAIN STATION AREA

The Property is located within the one-half mile radius identified by the City of Beacon as the “Waterfront and Train Station Area” (see graphic on page 148 of the 2017 Comprehensive Plan Update).

Project Features to complement the Setting:

The Project emphasizes interconnectivity with the train station. From the southern boundary of the site, the Applicant proposes to construct, within the city-owned Ferry Street cul-de-sac, a set of concrete steps that provide access to and from the train station to the sidewalk along Wolcott Avenue at Ferry Street. This set of public stairs will provide a safer means of pedestrian movement in this location than the trail and rope system that is currently being used by commuters, and will further the Comprehensive Plan’s goal of enhancing connectivity from the train station to the City’s downtown area.

¹ Applicant has selected Wolcott Avenue as its frontage, in accordance with the City Code.

PROJECT SETTING: HAMMOND PLAZA

The Property has approximately 480 feet of frontage on Wolcott Avenue. Historically, the eastern portion of the site was separated from the western portion (and from what is now Hammond Plaza) by a city street known as Chandler Street, which contained a number of houses and other buildings (see **Exhibit B** - Map, obtained courtesy of Beacon Historical Society).

The rear line of the Property wraps around the eastern and northern sides of Hammond Plaza and continues for approximately 180 feet along Beekman Street. Historically, there were as many as five single-family homes along Beekman Street in this area (see **Exhibit B**).

Project Features to complement setting:

The Project is oriented to Wolcott Avenue and away from Hammond Plaza. The only vehicular entrance is proposed from Wolcott Avenue.

No buildings are proposed in the area of the Property north of Hammond Plaza, which remains in the “L-Linkage” District, nor will there be any vehicular access on that part of the Property. An initially proposed public pocket park has been eliminated from the design. The proposed private pathway with solar lighting has also been eliminated from the Plan.

Along the north-south axis, a retaining wall is proposed between the River Ridge parking improvements and Hammond Plaza. The placement of the wall has been designed to retain a vegetated setback from the shared property line. The placement of the retaining wall allows installation of site improvements for River Ridge while retaining existing vegetation within the land area between River Ridge and Hammond Plaza. All areas disturbed by the wall construction will be promptly revegetated with native trees, shrubs, and meadow grass species. Site section diagrams, submitted with the application, show that the proposed plan fosters privacy for the two separate parcels. The placement of the two retaining walls provides space for landscaping on top of the lower wall and, therefore, screening for both walls. The shrubs proposed for planting in front of the retaining walls, *Viburnum rhytidophyllum* (*Leatherleaf Viburnum*) and *Viburnum rhytidophylloides* (*Alleghany Viburnum*), are evergreen native species that will provide four season coverage, flowers in the Spring, and small fruits in the Fall, which are valuable food for autumn/winter birds. The foliage of the shrubs is also essential food for butterflies and moths. At maturity, the shrubs grow to 10'-15' high and 8'-10' wide. The Applicant proposes to plant the shrubs at 5'-o.c., which will allow the shrubs to grow together into an uninterrupted hedge, and their mature height will provide full coverage of the walls.

From the time of planting, the Applicant expects the shrubs to reach mature height within four growing seasons. Rendered elevation views of the wall have been provided to show the nature of the landscaping within the wall (see **Exhibit G**).

For the wall itself, the Applicant is proposing to use a modular concrete block system in a dark grey color with rust accents. By using a dark color material with a stone texture, the visual impact of the wall recedes and increases the visual sense of distance and space. Written materials have also been provided showing the proposed color of the wall. In addition to the proposed screening and the earth tone colors of the wall, the wall design has been revised to be sloped in the area between the top and bottom wall, thereby reducing the exposed height of the top wall. An added benefit of this modification is that the proposed vegetation will be at a slightly higher starting elevation, which will reduce the time necessary to totally screen the wall.

PROJECT SETTING: OLD DUTCH REFORMED CHURCH, A NATIONAL REGISTER SITE:

The Property's northerly property line is shared with the Dutch Reformed Church. The Church was designed by Frederick Clarke Withers; it was built in 1859 and dedicated in 1861. The church spire was added in 1880. Withers practiced architecture with Andrew Jackson Downing and Calvert Vaux. He also designed Tioranda, the Tioronda school, and St. Luke's Church. The structure itself is in High Victorian Gothic style, popular in the 1840's and 1850's. The exterior is brick, laid in English bond. The Church was placed on the National Register of Historic Places in 1979.

The residence which now serves as the Parsonage to the Church is located just north of the Church. The residence formerly located just south of the Church was located on what is now "Parcel L," the Property. A Sanborn map from 1897 indicates that this home then served as Rectory to the Reformed Church.

The residential building formerly standing on the Property was three stories tall with wraparound porches, and had a cupola. Three separate residential structures were also located on the Property and were directly placed against the shared property line with the Reformed Church. The first was directly along the property line facing the rear of the Church building. The second and third were placed directly against the shared property line with the cemetery (see **Exhibit B** – Map; **Exhibit C** – Photographs). By the early 20th century, the Church Parsonage had moved to the north of the Church, and the large building on the Property became the site of the "Riverview Institute," a "home for nervous invalids," operated by Dr. C. M Kittredge (see **Exhibit C** – Drawing and Photographs courtesy of the Beacon Historical Society). It is unknown exactly when the various buildings on the Property were demolished. The 1979 National Register nomination of the Church acknowledges that "much of the historic core of Fishkill Landing was lost to urban renewal project during the 1960's and 1970's." For many years, the only structure that has remained standing on the Property is an early 20th century granite gazebo (called a "summer house" on the Sanborn Map, **Exhibit B**). It is now in disrepair, and long subject to overgrowth (see **Exhibit D** – Photograph).

The Church building is set back from the street about 50 yards. The Parsonage building, just north of the Church, is much closer to Wolcott Avenue. The present alignment of Wolcott Avenue, and the deep setback of the Church, limit viewing opportunities along Wolcott Avenue to a very short distance, if driving (see **Exhibit E** – Photographs).

Those walking along the sidewalks have a better opportunity to appreciate the view of the Church.

Proceeding south of the former “Riverview Institute,” historic maps indicate that houses south of the Riverview Institute were located very close to the street (formerly Ferry Street and now Wolcott Avenue) (see **Exhibit B**).

Behind and to the west of the Church is its disused cemetery. In 1979, when the Church was nominated to the National Register, the cemetery was characterized as follows:

The cemetery has been in use from the time of the original church building (1813), but has fallen into disuse and disrepair in recent times. Many of the markers have been knocked over, victims of vandalism, weather, and overgrowth of small trees and underbrush....The markers represent the most prominent families in the area....The cemetery is remarkable for its numerous marble markers and a large number of marble obelisks. A full range of nineteenth and early twentieth century funerary art, including urn and willow engravings and wreath or flower motifs, is represented in the cemetery.

[Nomination, Section 7, page 5.]

The cemetery has further deteriorated since that time (see **Exhibit F** – black-and-white photograph is from 1979; color pictures are recent).

Project features to complement setting:

The Project has been designed to align with the setback from Wolcott Avenue established by the Parsonage and the proposed West End Loft project, north of the Parsonage. The resulting uniform streetscape will frame the Church’s larger setback and its more open setting. This setback is consistent with the applicable zoning, which requires a 20-foot minimum and 35-foot maximum front yard setback.

The Project is also designed to complement the architecture of the Church and Parsonage. The materials, colors, and textures, including the predominant use of brick, complement the design of the Church. The Project has been designed so that only front elevations face the Church property. The proposed layout shields the Church property from views of internal parking areas and driveways by providing a consistent view of attractive elevations of the Project. A pedestrian sidewalk in front of the Townhouses along the northerly property line, and landscaping along the northern property line, will soften views and provide a complementary framework for views of the Church. A series of rendered elevations have been prepared, including several which show the project in the setting of the Reformed Church (see **Exhibit G**). The renderings have been updated to show the updated Landscaping Plan prepared to address SHPO comments.

To further complement the Church, an accessory building between Units 8-13 and 14-18 will include an arched masonry opening, which will allow pedestrians to walk from the sidewalk along the northerly property line to a concrete stairway to reach the garage level parking area of the Project. A similar arched opening will frame the lower entrance to the stairway. The height of this accessory building has been lowered to eliminate the tower, and bring the height into conformance with zoning regulations.

The Applicant proposes to move and repair the early 20th century gazebo structure to the central green, where it will become part of the LWRP viewshed of the river from Rombout and Wolcott Avenues. In response to comments by the City Planner and the Dutchess County Planning Department, additional property near the project entrance, originally proposed for parking, has been reconfigured to become a central green with usable open space for residents that features river views. The gazebo will be relocated to this green and become a main feature, visible from the LWRP viewshed at the intersection of Rombout Avenue/Wolcott Avenue, and by pedestrians on Wolcott Avenue as well as Project residents. The landscaped green is in direct line with the significant view from the Rombout Avenue intersection, and the view will therefore include views of the gazebo within a landscaped setting.

The Project will complement the cemetery by avoiding disturbance in the rear of the property along the boundary.

PROJECT SETTING: HISTORIC DISTRICT OVERLAY:

Although the Property has been vacant since the time of urban renewal, “Parcel L” is located in the Historic Overlay District (HDLO). In addition to the Reformed Church, described above, the overlay includes a number of older homes, including larger residential properties. The HDLO in this area is quite diverse. It includes properties in various zoning districts: Linkage, RD-7.5, R1-10, and R1-40. There are newer homes, as well as a number of older single-family residences in the HDLO to the south of the Property on both sides of Route 9D/Wolcott. These include 5 large parcels featuring large Victorian era homes on the east side of Rt 9D/Wolcott, located in the R1-40 District. The nearest designated property is approximately 165 feet east/south of “Parcel L.”

Project features to complement setting:

Please see Certificate of Appropriateness analysis, beginning on page 14 below.

LOCAL WATERFRONT REVITALIZATION PLAN:

The Property is located within the Waterfront Revitalization Management Area. Policies 25 and 25A of the City Local Waterfront Revitalization Plan (LWRP) state the goal to “protect, restore, and enhance identified viewsheds.” One of the identified viewing points is at Rombout Avenue and Route 9D, directly at the entrance to the Project (*see* Coastal Policy 25/25A, Viewshed number 3). The identified viewshed is to the west,

directly over the property. The LWRP identifies the view as dominated by the Reformed Church, the gazebo, and the graveyard.

Present views toward the river are limited by extensive vegetation that has grown up on the site over the last 25 years, since the initial adoption of the LWRP.

Project features to complement the setting:

The Project will restore and enhance the identified viewshed. The Project will provide a 70-foot wide entrance directly at the viewing point, which will prominently feature views of the restored gazebo in the foreground within a setting of a central green. Views of the river will be substantially improved from what they are at present. The Project will ensure that the views will be maintained over the long term, as the view is over the primary access into the site. In response to comments by the City Planner and the Dutchess County Planning Department, the entrance to the project now overlooks a central green with river views. The gazebo is a main feature of the new central green, visible from the LWRP viewshed at the intersection of Rombout and Wolcott Avenues, and by pedestrians on Wolcott Avenue as well as Project residents. The central green is in direct line with the significant view from the Rombout Avenue intersection, and will enhance this LWRP viewshed. The Project also protects and enhances views of the City from the river, in keeping with Policy 25 that “the scenic qualities of Beacon result from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands.” A Coastal Consistency evaluation is part of the application, which contains a complete analysis and a photo-simulation of the view from the river of Beacon, showing the Project in the completed condition. The Project is consistent with the Coastal Policies and improves the view of the river from Viewshed number 3. Please see LWRP Consistency Statement for further detail.

AFFORDABLE HOUSING ANALYSIS:

The proposed number of units is 17, two of which are BMR units. The provision of the BMR units results in one bonus unit, which is located in the building south of the entrance, and a total of 18 residential units overall. The Site Plan was revised to include a garage for one of the BMR units.

The proposed Project meets the requirements of the Affordable Housing Law. The two BMR units are townhouses, the same unit type as the remainder of the project. They meet the requirements of Zoning Code Section 223-41.10.D as to comparable size. They are not less than 75% of the size of the standard units. The lot size of the BMR units is similar to the market rate units. Both are “end” units with windows on three sides, one at the south end and one at the north. They are thus “mixed through” the development as required. They will be constructed in conjunction with the market rate units. The BMR units will be rented or sold in full conformance with the applicable provisions of the City’s Affordable Housing Law.

LWRP CONSISTENCY

SETTING:

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."²



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

² 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”).³ Where coordinated review is undertaken, the Consistency determination is made by the Lead Agency.

This report demonstrates that the design of River Ridge is consistent with the LWRP Coastal policies relating to viewsheds, and that 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.



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

³ Zoning Code Sections 220-5, 220-6.

gazebo and graveyard.” The LWRP also notes the view of the train station, 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 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 H**). The view is also obscured by unplanned and opportunistic vegetation growth in the foreground.

The proposed Project design protects and advances views at this location by creating an excellent viewing point at the Rombout Avenue/Route 9D (Wolcott Avenue) intersection. The entrance of the site has been configured to create a 70-foot wide opening into the vista over the Property at the entrance. In response to comments by the City Planner and the Dutchess County Planning Department, the Property at the entrance, initially proposed for parking, has been reconfigured to become a central green with river views. The gazebo will be relocated to this green and become a main feature of the new central green, visible from the LWRP viewshed, and by pedestrians on Wolcott Avenue, as well as Project residents. The landscaped green is in direct line with the significant view from the Rombout Avenue intersection identified in the LWRP. This public viewing point will include views of the early 20th century gazebo within a landscaped setting (see **Exhibit G** – Renderings; see also Plan Set).

Other aspects of the Project also advance public views toward the river in this area. 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 **Exhibit G** – 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 Avenues, while providing a single-family attached townhouse elevation along the Wolcott Avenue sidewalk. The proportions and combination of brick and siding in the respective buildings serves to break up the mass of the buildings, creating a pedestrian-friendly streetscape while framing the views of the Church and the Hudson River. The buildings are designed as a respectful backdrop to the views around the Church from the viewshed at Main Street and Route 9D (LWRP 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 December 22, 2017 submission includes a number of rendered elevations that show the appearance of the project in the context of the Reformed Church structure, which establish that the scale, massing, colors, and materials of the Project are appropriate to the LWRP viewshed and the context of the historic Church. These include:


1. View of Project facing Wolcott Avenue (looking west), showing massing of Church to the north, and relative height of Project tower and Church steeple.
2. View of Project looking south from Church property, showing massing of Church to the north, and relative height and location of Project tower and Church steeple.

3. View of Project looking east (from River at view point level with project), showing massing of Church to the north, relative height of tower and Church steeple, distance between Church and Project, and landscaped retaining walls on western side of Project.
4. Second view of Project looking east (from Hammond Plaza), showing uphill view toward Project featuring landscaped retaining wall and fence at top of wall with Project units behind.
5. View of Project looking north (from Ferry Street) showing view of “L-shape” Project layout, with mass of Church and steeple behind the Project to the north, and landscaped retaining walls in foreground facing Ferry Street.
6. View of the Project from the northeast, with Historic Reformed Church in foreground and Project south of it.
7. View of Project from the southwest, showing view along Wolcott Avenue.

Copies of each of these elevations are attached to this report as **Exhibit G**. These renderings incorporate all the Project updates, including the architectural redesign in response to the Architectural Review Committee, the enhanced landscaping along the northerly property line, and the lowering of height of the accessory building containing the pedestrian passageway.

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; its framing a view of the river from a pedestrian friendly sidewalk environment; and its provision of views from automobiles at this viewing-point intersection. The Project also creates a pedestrian-friendly environment along the western boundary of the Property by retaining the open space between Hammond Plaza and The Views, 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 pedestrian linkage from Wolcott Avenue to Ferry Street. The Project Sponsor will construct a concrete stairway immediately south of the site on city property leading to Ferry Street. This will improve the existing dirt path and rope tow used by pedestrians to walk between the two separate elevations at Ferry Street and Wolcott Avenue.

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, while also providing privacy to Hammond Plaza residents (see **Exhibit**  – “Wolcott Area Neighborhood Map”).

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

12/22/17

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.





Reference is also 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.

CERTIFICATE OF APPROPRIATENESS (CODE 134-5)

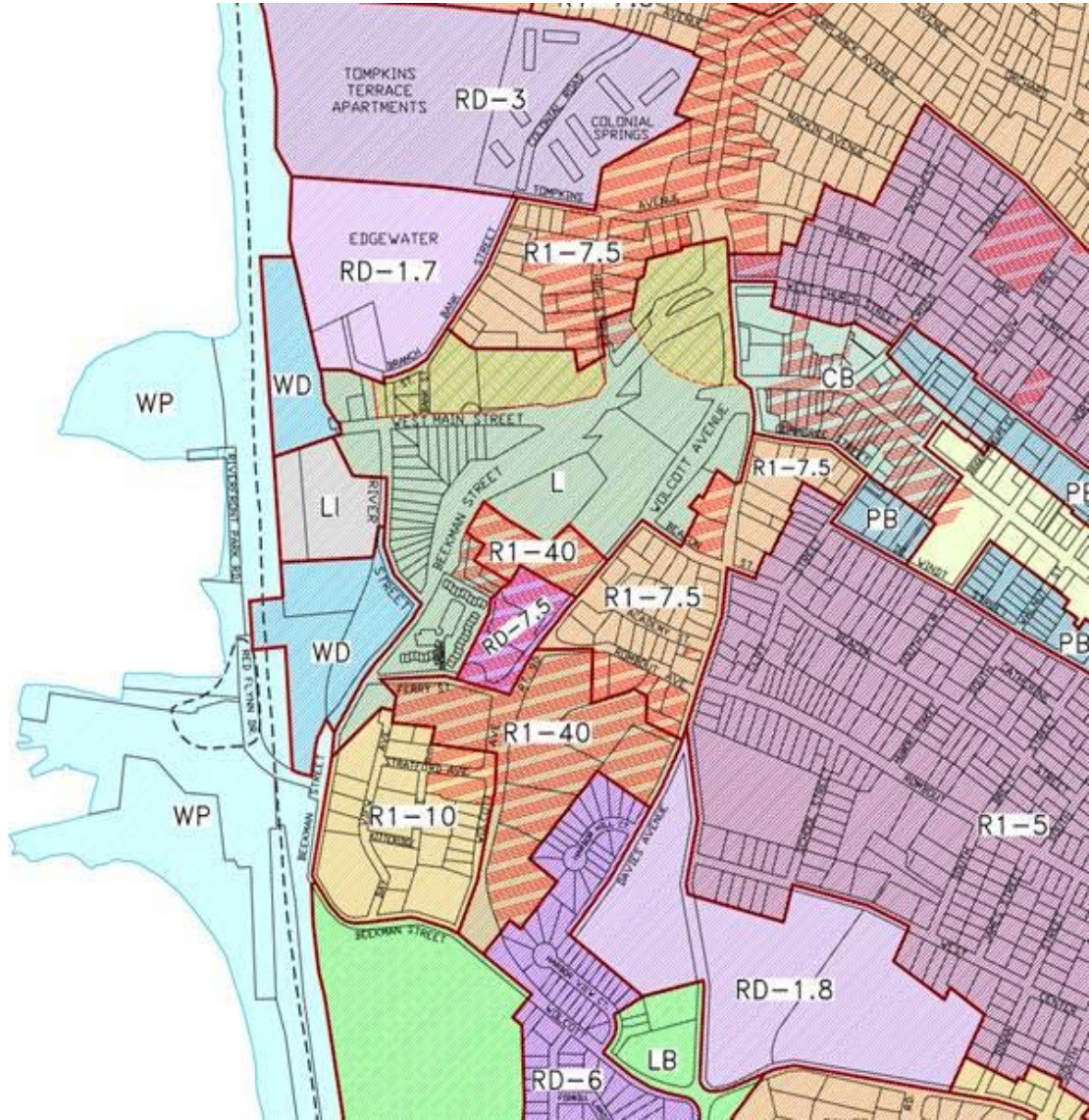
PROJECT SETTING: HISTORIC DISTRICT OVERLAY:

The proposed Project is located on “Parcel L,” a property which was cleared in Urban Renewal. In terms of geography, the Property’s unique characteristics include its irregular shape; its extensive topographical variations across the site in both east-west and north-south directions; and its frontage on a major arterial highway to the west and a local collector street to the east. In terms of community character, the Property’s unique characteristics include its adjacency to the National Register-listed Reformed Church property to the north; its adjacency to the existing Hammond Plaza townhouse project on two boundaries; and its designation, at the intersection of Wolcott and Rombout Avenues, as an LWRP viewpoint.

The Project is also located within the Historic and Landmark Overlay District (HDLO). Looking beyond the immediate boundaries of the Property, the site is located within the one-half mile radius identified by the City as the “Waterfront and Train Station Area” (see graphic on page 148 of the 2017 Comprehensive Plan Update). It is therefore in an area of substantial pedestrian travel. The wider neighborhood contains a mix of single-family and multi-family dwellings. The single-family dwellings include a range of late 19th century, early 20th century, and late 20th century architectural styles. The area contains a plethora of housing types and densities, and is an area where a wide variety of zoning districts meet, including RD-7.5; Linkage; R1-7.5 to the east and north; R1-10 to the south; and R1-40 to the immediate north (the Church) as well as to the south and east. There are a number of older single-family residences in the HDLO to the south of the Property on both sides of Route 9D/Wolcott, including 5 large parcels featuring large Victorian homes on the east side of Route 9D/Wolcott in the R1-40 District. The nearest designated property is approximately 165 feet east/south of Parcel L. The properties to the east are separated from the subject Property by a 55-foot wide right-of-way, within which is a 40-foot wide roadbed of Route 9D/Wolcott Avenue.


The Project setting is more fully described in the Project materials on file, including the Project Narrative (updated 12/22/17); the Response to Comments (12/22/17); and the updated Full Environmental Assessment Form (“EAF”). The HDLO Map is shown below:

HISTORIC DISTRICT OVERLAY MAP



LEGEND

-  Historic District and Landmark Overlay Zone
-  Parking Overlay District
-  Senior Affordable Housing Overlay District
-  Within 400 Feet of the Rt. 9D/Beekman Street Intersection
-  Zoning District Boundary
-  Flood Prone Area Boundary

<p>ZONING October 4, 2017</p>	
<p>CITY OF BEACON, NY</p>	
<p>LANC & TULLY ENGINEERING AND SURVEYING, P.C. P.O. Box 687, Rt. 207, Iosco, NY 12824</p>	
<p>SCALE IN FEET 0 100 200 300 400 500 600 700 800 900 1000</p>	<p>Revised: 10/4/17 Date: 6/7/16 Drawn By: PRV Figure:</p>

ARCHITECTURAL DESIGN:

The Applicant met with the Architectural Review Committee on November 13th. In response to their comments, a number of changes have been made to the architectural design. All of these updates are intended to limit the “busyness” of the design and enhance its compatibility with both the historic Church and neighborhood in general.

The general comments of the Architectural Review Committee were to:

- Lower the proposed tower element to comply with the 35-foot maximum height requirement.
- Maintain consistent materials for each residential unit. Eliminate mixing brick and siding on the same unit, while keeping a mixture of brick and siding in the overall composition of the building groupings.
- Change the design of the “double” unit 4 and 5 grouping south of the entry drive to avoid excessive symmetry around the entry.

DESIGN UPDATES IN RESPONSE TO COMMENTS:

These comments have been incorporated in the revised design. The tower element has been revised to a lower brick entry feature, with an arched opening between the sidewalk adjacent to the Church property and the lower parking lot area. Materials have been modified to eliminate the mixture of brick and siding in the same townhouse unit. The design of the double grouping of Units 4 and 5 has been changed to all brick on the exterior, with raised end gable walls to further differentiate this from similar Units 10 and 11 on the other side of the entry drive. The updated rendered elevations show the new design (see **Exhibit G**).

CHAPTER 134 OF THE BEACON CITY CODE:

Chapter 134 of the Beacon City Code is entitled *Historic Preservation*. The purpose of the Historic District and Landmark Overlay Zone (“HDLO”) is to:

encourag[e] the protection, enhancement, perpetuation and use of buildings and structures and appurtenant vistas having special historical or aesthetic value which represent or reflect elements of the City’s cultural, social, economic, political and architectural history.

The HDLO defines “Exterior Architectural Features” broadly, and requires a certificate of appropriateness for new construction within the HDLO (see Zoning Code Section 134-4).

“Exterior Architectural Features” are defined as:

The design and general arrangement of the exterior of a structure open to view from a public way, public property or any part of any public building, including the kind and texture of building materials and

number, proportion, type and spacing of windows, doors, walls, roofs, murals, projections and signs. This term shall also include all earthworks, sidewalks, driveways, fences, trees, landscaping and other features visible from a public way, public property or any part of any public building.

CRITERIA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS:

Zoning Code Section 134-5 states the criteria for approval of a Certificate of Appropriateness. The following sections demonstrate conformance to this criteria, by discussing each of the factors to be considered by the Planning Board.

A (1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.

Parcel L is vacant, and there is no inherent historic value in the subject Property itself. The property immediately to the north, the historic Reformed Church, is the key historic structure in the immediate vicinity.

The history and architectural significance of the Church are set forth in the Project Narrative (updated 12/22/17). Compatibility with this structure has been a central factor in the project design. The building design and massing are intended to relate to the historic Church on the adjacent property, and the general historic character of several of the single-family homes in the immediate neighborhood. Specifically, the buildings use brick and siding that are compatible and do not create an excessive contrast with the Church. The brick tower feature has been eliminated to assure that the feature would not distract from views of the Church. The elevation facing the Church will continue to feature an arched masonry opening to facilitate pedestrian passage from the street/sidewalk level into the lower parking areas serving the Project. The compatibility with the Church has been further enhanced by the supplemental Landscaping Plan.

This is an area of the City where different zoning districts meet, and the area therefore demonstrates somewhat more variety in land-use and density than an area within a single zoning district. The Applicant has used several design solutions to maximize compatibility with the surrounding historic neighborhoods in addition to the Church. As illustrated in the renderings, the varied façade of the urban townhouse design presents an elevation that is compatible with the architectural features of the surrounding larger lots with older homes (*see Exhibit G*). The large separation between the Project and these larger single-family lots also assists in separating the viewing points of the various structures, so that the façades of the large-lot single-family homes and the River Ridge Townhouses are not seen in the same context, directly juxtaposed with each other. The Project also has a visual separation from the R1-10 area south of Ferry Street, due to the large right-of-way of the Ferry Street cul-de-sac. The renderings also show that the views of the pProject from the south are attractive, and the landscaping on the southern portion of the Property further softens views of the site.

A (2) The relationship of the exterior architectural features of such structures to the rest of the structure and to the surrounding area.

The building massing, window and door details and proportions, covered porches, and the variety of roof profiles are intended to complement the historic Church building and its adjacent Rectory to the north in a way that creates a sense that the newly constructed Project might be part of an overall complex of ecclesiastical buildings. The windows are slightly larger than normal residential windows to further reinforce this sense of scale.

The Project presents a finished elevation facing north toward the Church. Additionally, the landscaping along the north elevation has been substantially enhanced to provide further screening and compatibility. It is noted that the Church does not have any entrances directly facing south toward the Project. A representative of the Church, Elder Dan Goldman, has spoken favorably of the Project layout and landscaping as being suitable for the historic setting of the Church.

A (3) The general compatibility of exterior design, arrangement, texture and material proposed.

The exterior design of the building, along with the arrangement of the separate residential components into groups of buildings which relate to the surrounding properties, create a compatible and contextual design. This design reinforces the street wall along Route 9D and maintains respectful distances from neighboring properties, as illustrated in the rendered elevations provided to the Planning Board (see **Exhibit G**). Materials were selected to complement the brick Church building next door, as well as the siding on the Rectory and several single-family homes along Route 9D.

B (1) The general design, character and appropriateness to the property of the proposed alteration or new construction.

The design and layout of the Project has been discussed for many months at the Planning Board. The overall “L-shape” layout is designed to reflect the similar design of the adjoining Hammond Plaza property. It also accommodates the zoning requirement of a maximum setback from Route 9D (not less than 20 feet and not more than 35 feet) to create a street wall along that major traffic corridor. This uniform elevation, coupled with the architectural design, presents a fitting front elevation facing the Route 9D corridor and the single-family residential dwellings on the opposite site of Route 9D, including houses which are also within the HLOD. The uniform elevation limits views of passers-by into the parking and service areas of the Townhouses, while presenting a central, park-like view at the entrance.

A similar finished elevation is presented to the north, complementing a similar setback to that of the Church Rectory, and providing a framework for views of the church, within its own green-space front yard. This setting will be

complemented by the substantial landscaping along the Project's northern property line.

The proposed Project layout also creates a 70-foot wide opening to preserve the view toward the River from the identified LWRP viewshed at the intersection of Rombout and Wolcott Avenues. This viewshed has now been further enhanced by the provision of a central green incorporating the early 20th century gazebo. Facing to the east (toward the Hammond Plaza property), a retaining wall with integral landscaping has been incorporated to help maintain visual privacy for Hammond Plaza.

B (2) The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood.

The scale of the proposed new construction maintains the residential character of the surrounding neighborhood. The elevation facing Wolcott Avenue, while uniform, is compliant with required building length. It will be viewed from the single-family residences on the opposite side of Wolcott Avenue, across the wide Wolcott/Route 9D corridor width, thus providing distance to frame the view.

As noted above, the scale of the windows has been enlarged somewhat, and the general building massing has been designed to relate to the adjacent Church building (*see Exhibit G* - east and north elevations).

B (3) Texture and materials and their relation to similar features of other properties in the neighborhood.

The texture and materials of the proposed Project have been selected to relate to both the adjacent Church building, with the use of bricks and gable roofs, as well as the Rectory and other residential properties nearby with the incorporation of siding and trim details akin to the single-family residences in the neighborhood. Brick will be selected to complement the existing Church brick, to give the appearance of a 19th century brick structure. The siding will be a modern material, but painted and trimmed with corner boards and bases corresponding to surrounding historic homes. Roof trim edges and eaves reflect traditional residential detailing with built-up painted profiles. Painted columns and porch railings further reinforce the type of details seen in the area.