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June 11, 2018

**Local Waterfront Revitalization Program  
Statement of Consistency**

Edgewater (22 Edgewater Place, Beacon NY)

The City of Beacon Planning Board adopted a Resolution of Approval on December 12, 2017 issuing a Local Waterfront Revitalization Program ("LWRP") Consistency Determination for the proposed redevelopment of the property located at 22 Edgewater Place<sup>1</sup> ("Project"). The Project included the construction of seven (7) apartment buildings containing a total of 307 units (413 bedrooms) following the demolition of two (2) existing structures and the merger of four (4) lots into a single 12-acre parcel, along with installing associated infrastructure. Project details such as building height, bulk, and scale were shown on drawings entitled "Site Plan Edgewater," Sheets 1-15, last revised October 31, 2017.<sup>2</sup> The Project also received variance approvals from the Zoning Board of Appeals on January 17, 2017.

The City Council subsequently adopted a Local Law to amend the City Code to reduce the permitted unit density on the subject property by modifying the formula for calculating lot area per dwelling unit in the underlying RD Zoning District. The Applicant has modified the Project and associated Site Plan in compliance with this Local Law and is presenting this updated LWRP Statement of Consistency in acknowledgement of a substantial reduction in total number of units proposed for the Project. This Statement of Consistency confirms that the reduced Project is consistent with the 2017 LWRP Consistency Determination.

The Local Law amended the local definition of a "Very Steep Slope" and the manner in which the City calculates the number of permitted dwelling units on the property that has qualifying Very Steep Slope(s). The Local Law did not, however, modify the engineering details and environmental conditions of the property, or affect the Project's consistency with the applicable LWRP Policies addressed in the 2017 LWRP Consistency Determination.

In accordance with the newly adopted Local Law, the Applicant has reduced the number of dwelling units for the Project from 307 to 246, a loss of 61 units or about a 20% reduction.<sup>3</sup> There is no physical change proposed to the overall layout, massing, or exterior design of the (7) seven buildings previously evaluated by the Planning Board and approved by the Zoning Board of Appeals and Architectural Review Board Subcommittee. The main physical change to the Site Plan is the reduction of impervious

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<sup>1</sup> Designated on the City tax maps as Parcel Nos. 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979.

<sup>2</sup> See also Subdivision drawing entitled, "Lot Consolidation Map prepared for Weber Projects LLC," dated March 6, 2017.

<sup>3</sup> Note: The pre-development lot area actually permits 252 total units, which is inclusive of ten (10) density bonus units because the development includes affordable-workforce housing (below market rates units) as a part of the Project.

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surface as a result of the reduction in parking requirements caused by significantly reducing the number of units. The reduced Project includes 15% less parking spaces and additional green space. The reduced Project also has 140 feet of additional walkways along the western side of the property, facing the Hudson River.

It is my professional opinion that the Reduced Density Proposal remains consistent with the Planning Board's 2017 LWRP Consistency Determination for the Project as it relates to the subject property. The Reduced Density Proposal and its environmental qualities remain consistent with the goals and policies of the LWRP and the Planning Board's findings in the 2017 LWRP Consistency Determination for the Project. For ease of the Board's reference, attached please find a copy of the Board's 2017 LWRP Consistency Determination, together with the original, approved LWRP Statement of Consistency – both of which remain applicable to the reduced Project.

I further submit that maintaining the building layout of the Project as accepted in the 2017 LWRP Consistency Determination confirms continued compliance with the language and the spirit of the applicable LWRP Policies, in particular by clustering buildings, maintaining setback distances and preserving and reinforcing the wooded hillsides to the greatest extent possible. The attached rendered views from the river and from the train station 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 that the level of visibility will change with the seasonal leaf coverage.

The proposed building layout and the site design adhere to both the language and the spirit of the LWRP Policy 25. The condensed layout of this reduced Project on this otherwise relatively large property in the City of Beacon continues to fit into modern day environmental best practices, maximizes natural and designed landscapes, and continues to deploy the erosion protection strategies recently accepted by the Planning Board and its staff and consultants.

Sincerely,

Aryeh Siegel, AIA

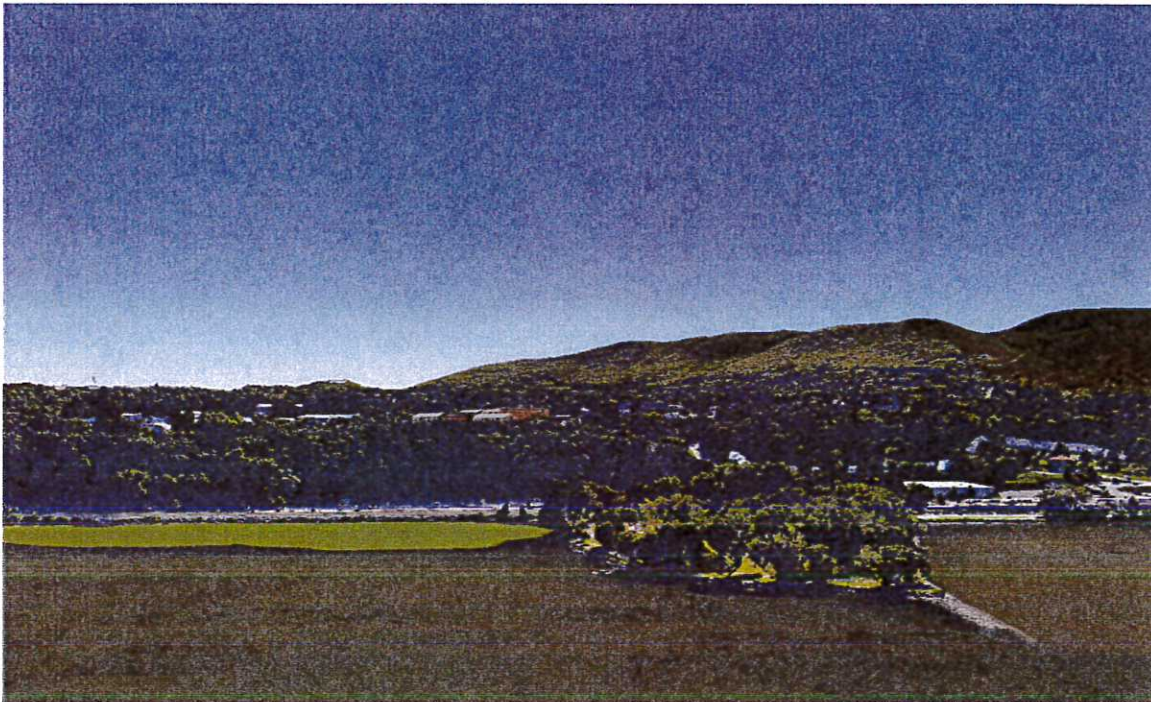
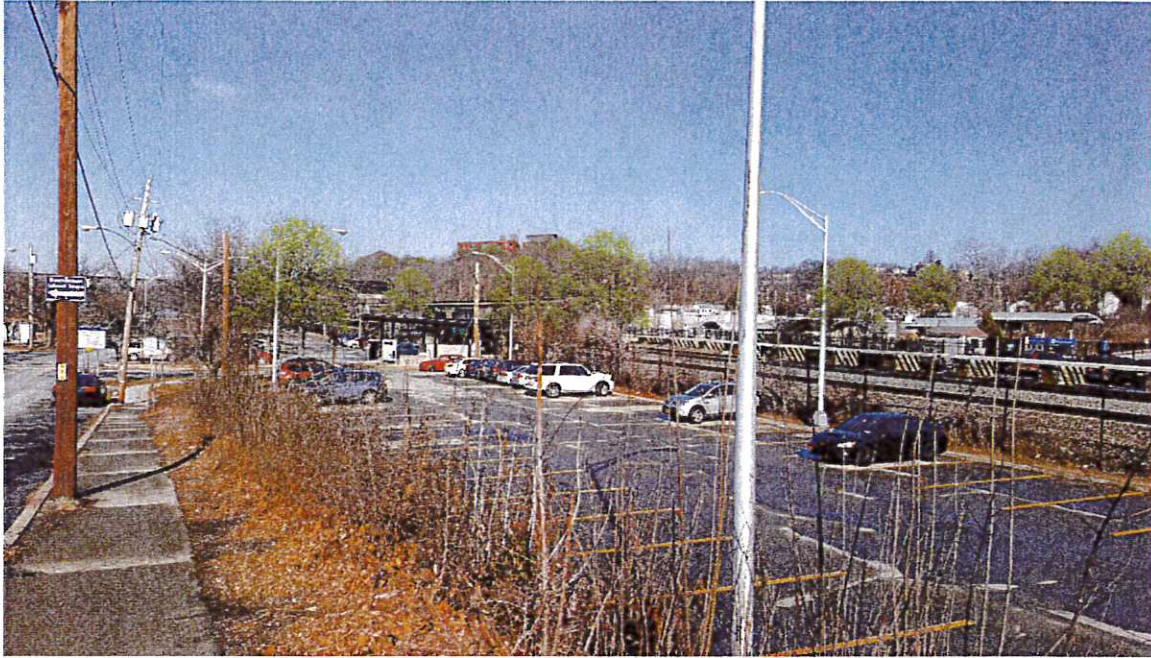
**Attachments:**

1. Planning Board Resolution of Approval, dated December 21, 2017 adopting Local Waterfront Revitalization Program Consistency Determination for the Edgewater Project
2. Local Waterfront Revitalization Program Statement of Consistency for the Edgewater Project, dated May 18, 2017.
3. Green Space Plan last revised June 11, 2018; Site Plan, Sheet 1 of 15, dated January 31, 2017, last revised June 11, 2018; Photorealistic Renderings.



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**Edgewater**

**LWRP Consistency Statement**

1. Review of City of Beacon LWRP (amended April 5, 2012) consistency indicates the following policies which address the development of the property at 22 Edgewater . Note that the property was re-zoned to RD1.7 after the writing of the LWRP:

- a. Section II – Page 4

Section II notes that the property is being re-zoned from RD-3 to RD-6, and describes the properties as “rugged in terrain and this terrain effectively limits their future redevelopment potential. The RD-6 density is in keeping with the actual development potential of the properties for the dwelling unit type (townhouses) most likely to be constructed on the sites.”

The property was subsequently re-zoned to the unique RD1.7 zone, in apparent recognition of the potential for additional development density. Careful planning of building placement and site work consistent with the site’s terrain, as well as the development of apartment building as opposed to townhouses, allows the proposed project to fit within the required density of the RD1.7 zone.

- b. Section IV – Page 4

The property is mentioned again in Section IV as related to the previous zoning designation that was since changed to RD1.7. The previous and now outdated zoning change from Medium High to Medium density is discussed in this section of the LWRP.

The current RD1.7 zoning allows higher density than either of the previous zoning designations, and the proposed project fits within the current allowable density without the need to seek density variances.

- c. Section V – Page 6

The property is mentioned again in Section IV as related to the previous zoning designation that was since changed to RD1.7. See the comments above regarding Section II and Section IV regarding the outdated zoning designations.

- d. The LWRP does not specifically mention the RD1-7 zoning district that includes this property. There are no listed view sheds from the property, or obscured by development of the property. The site is not a historic property and is not adjacent to a historic property.

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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 is consistent with Policy 25 in its condensing and clustering of the footprint of buildings and impervious surfaces to achieve the clustered effect recommended by the LWRP 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.

The project will also follow Policy 33, which states that “Best management practices will be used to ensure the control of storm water runoff and sewer overflows draining into coastal waters.” 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. The attached rendered views from the river and from the train station 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 that the level of visibility will change with the seasonal leaf coverage.

The proposed site strategy and building layout design adhere to both the language and the spirit of 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. The design proposes to condense the building and paving footprint in order to fit into modern day environmental practice and to maximize area of natural and designed landscapes.



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