

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION 21 SOUTH AVENUE

WHEREAS, the Beacon Planning Board received applications for Special Permit and Site Plan Approvals from Reverend John Williams on behalf of property owner, Protestant Episcopal Diocese of New York, (the “Applicant”) to renovate an existing building, creating three apartments (the “Project” or “Proposed Action”); and

WHEREAS, the subject property is located at 21 South Avenue and designated on the City tax maps as Parcel No. 5954-26-724907; and

WHEREAS, the subject property is located in the R1-7.5 Zoning District, the Historic District and Landmark Overlay Zone, and the Coastal Management Zone as defined by the City’s Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, the Site Plan is shown on the drawings entitled, “Renovation of 21 South Avenue - Site Plan,” last revised June 19, 2018, prepared by Barry Donaldson Architects; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF) and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is a Type II action pursuant to 6 NYCRR 617.5(c)(9) of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all “actions to be undertaken within the City’s Coastal Management Zone shall be evaluated for consistency in accordance with the....LWRP policy standards....”

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are a number of LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and also hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

Local Waterfront Revitalization Program (LWRP) Consistency Determination 21 South Avenue

POLICY 23

Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation.

The subject sits is within the Historic District and Landmark Overlay District. The renovation of the existing building has been designed with consideration to the historic nature of the subject building and buildings in the vicinity, including colors, architectural features and site improvements that will enhance and restore the historic nature of the building.

POLICY 25

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 policy notes that views in proximity to the subject site should be protected and enhanced. The Project is consistent with Policy 25 because:

1. The Project will restore the building at the site in a manner that respects its architectural origins. Existing asbestos siding will be abated and replaced with attractive and historically appropriate wood siding. The side stair will be removed. New standing seam roofing will be installed. Flood lights will be replaced with architectural lighting.
2. Site work will include removing the steel fencing around the Site, making it cleaner, more attractive and keeping with the intent of Policy 25 to restore and enhance resources that contribute to the scenic quality of the coastal area. Some existing asphalt will be replaced with permeable pavers enhancing the visual appeal of the Site.
3. Landscaping will include the replacement of four large trees that were removed several years ago due to age.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Resolution Adopted: July 10, 2018
Beacon, New York

_____, 2018
John Gunn, Chairman
City of Beacon Planning Board

Motion by _____, seconded by _____:

Gary Barrack	Voting: _____	Jill Reynolds	Voting: _____
David Burke	Voting: _____	Randall Williams	Voting: _____
Patrick Lambert	Voting: _____	John Gunn, Chairman	Voting: _____
Rick Muscat	Voting: _____		