



COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL
MEET AT 7:00 PM. A TRAINING
WORK SESSION WILL TAKE
PLACE AT 7:00 PM AND THE
REGULAR MEETING AND
PUBLIC HEARINGS WILL
BEGIN IMMEDIATELY
THEREAFTER, BUT NOT
LATER THAN 7:30 PM.

April 19, 2022

7:00 PM

Zoning Board of Appeals Agenda

Regular Meeting

1. Continue public hearing on REVISED application by Michael Isabell, 866 Wolcott Avenue, Tax Grid No. 30-6054-45-071581-00, R1-10 Zoning District, to construct an accessory structure (2 car garage) which requires relief from Section 223-17(E) for a 786 sq. ft. accessory structure (403 sq. ft. maximum permitted)
2. 1113 Wolcott Avenue - SEQRA review

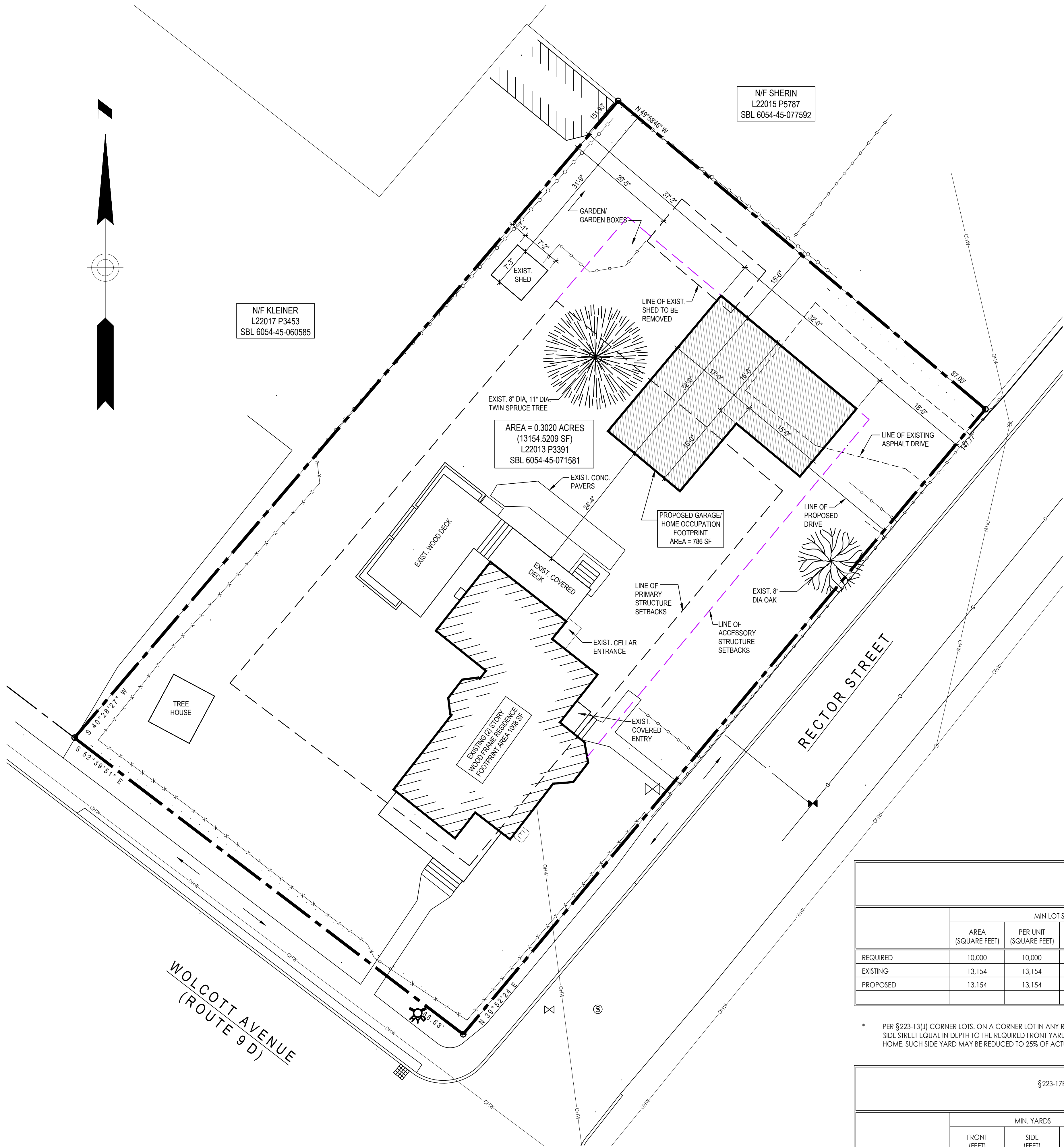
City of Beacon Zoning Board of Appeals Agenda
04/19/2022

Title:

Continue public hearing on REVISED application by Michael Isabell, 866 Wolcott Avenue, Tax Grid No. 30-6054-45-071581-00, R1-10 Zoning District, to construct an accessory structure (2 car garage) which requires relief from Section 223-17(E) for a 786 sq. ft. accessory structure (403 sq. ft. maximum permitted)

ATTACHMENTS

[866 Wolcott Revised Site Plan.pdf](#)



LEGEND

CATCH BASIN

SEWER MANHOLE

ELECTRIC METER

GAS METER

GAS VALVE

WATER VALVE

UTILITY POLE

UTILITY POLE WITH LIGHT

FIRE HYDRANT

PROPERTY LINE

PRINCIPLE SETBACK LINES

CHAIN LINK FENCE

WIRE FENCE

WOOD/VINYL FENCE

GAS LINE

OVERHEAD WIRES

Project Name

ISABELL GARAGE

866 WOLCOTT AVENUE
BEACON, NY 12508



No.	Revision/Issue	Date
1	ZBA APPLICATION	02.21.22
2	ZBA MEETING	03.15.22
3	REVISED ZBA APPLICATION	03.29.22

Drawing Title

SITE PLAN

Scale

AS ANNOTATED

Date

03.29.2022

Sheet No.

C01

Drawn by

HK

Checked by

DB

City of Beacon Zoning Board of Appeals Agenda
04/19/2022

Title:

1113 Wolcott Avenue - SEQRA review

ATTACHMENTS

[1113 Wolcott Avenue - Cover Letter.pdf](#)

[1113 Wolcott Avenue Sheet 5 - Hotel Floor Plans.pdf](#)

[1113 Wolcott Avenue Sheet 7 - Church Elevations.pdf](#)



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Taylor M. Palmer
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March 29, 2022

VIA E-MAIL
AND HAND DELIVERY

Chairperson David Jensen
and Members of Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Planning Board SEQRA Referral – Responses to Comments
Supplemental ZBA Submission – Application for Site Plan & Special Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, New York 12508

Chairperson Jensen and Members of the Zoning Board of Appeals:

On behalf of Prophecy Theater, LLC (the “Applicant”), the owner of the above-referenced Premises, we respectfully submit this letter and referenced enclosures in connection with the Applicant’s pending Application proposing to redevelop the Premises, which includes the preservation of the historic church, for a proposed hotel and customary incidental accessory conference/event center and dining facility uses on the Premises (the “Application” or “Project”)

As you are aware, as an Involved Agency in the coordinated State Environmental Quality Review Act (“SEQRA”) environmental review of the Project, the Application has been referred to your Board by the Planning Board for discussion of the Applicant’s proposed number of off-street parking spaces. As the Applicant discussed with the Board at its March 15th meeting Agenda, following the Applicant’s initial submission to this Board, the Building Inspector issued a determination regarding the required off-street parking for the *current* proposal for a hotel and accessory conference center/event space with a maximum of 350 people at occasional larger weekend events. That determination indicated that notwithstanding the 1964 parking exception that could be applied to the Premises *if* the proposal only required for 118 parking spaces (i.e., the 86 spaces permitted by the exception and the 32 spaces proposed on the site plan, making 118 in total). However, where the parking for the Project proposal exceeds the amount that the exception would permit without an area variance (i.e., 136 spaces required for the current proposal with a maximum of 350 guests at occasional events), the Building Inspector’s position and associated determination is that the current Project requires relief for the *total* amount of off-street parking spaces that are not provided, which amounts to 104 off-street parking spaces.

The details contained herein are prepared to address comments from the Board at its March 15th meeting Agenda and in further support that the Project as proposed does not have any potentially significant environmental impacts. The Applicant looks forward to its continued SEQRA review of the proposed adaptive re-use Project at the Board’s April 19th regular meeting.



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TRAFFIC STUDY AND DRAFT TRAFFIC & PARKING MANAGEMENT PLAN:

As this Board is aware, the Applicant's traffic consultant, Colliers Engineering & Design ("Colliers"), prepared a Traffic and Parking Study dated February 21, 2022 (the "Parking Study"). As is more fully detailed in the Parking Study that was previously submitted to the ZBA and was discussed at the March 15th meeting with the Board, the Project is *not* anticipated to have a significant impact on traffic conditions in the vicinity of the Project, which will be accessed on Wolcott Avenue via the existing main ingress/egress driveway and the reestablished existing northern driveway, which will operate as a one-way egress driveway connecting to the proposed parking area behind the hotel.¹ The driveway proposal has also been submitted to the New York State Department of Transportation ("NYS DOT") as an Involved Agency for its review and comments as well.

The updated Parking Study also found that while the Project proposes thirty-two (32) parking spaces to accommodate the hotel use, there is enough public parking in the vicinity to accommodate the excess parking demand associated with the permitted accessory conference center/event and café dining area spaces. It is respectfully submitted that a combination of public parking lots and other potential mitigation measures including private agreements with nearby property owners for off-street parking will permit sufficient parking and traffic circulation for the Project without creating any potentially significant environmental impacts.

To further support these findings, Colliers also prepared a draft Traffic and Parking Management Plan (the "Draft Management Plan") that details how the Applicant will properly and orderly maintain and manage the traffic flows and parking conditions within the site and in the nearby community.² As is detailed more fully in the Draft Management Plan, the traffic and parking conditions on the Premises and in the near vicinity will be managed through a combination of additional staffing and directional signage on the Premises, dissemination of public transportation and shuttle information by the Applicant, and the facilitation of pedestrian and bicycle access to the Premises.

During events, all additional parking needs will need to be accommodated by off-site public parking in the area and drop-off/pick-up operations will likely be needed within the Premises. In order to manage these drop-off/pick-up operations, the Applicant will provide staff and directional signage

¹ Note: This driveway is proposed to better address on-site circulation concerns expressed by the Planning Board, especially as it relates to drop-off/pick-up operations associated with the proposed events. Notably, the prior loop driveway that the Applicant proposed in front of the existing church building—which stemmed from an existing driveway south to the south side of the church—has been removed from the site plan in response to comments from the Planning Board and its consultants.

² Note: This Traffic and Parking Management Plan will continue to be progressed as the plans for the Project continue to develop. A copy of the Draft Management Plan was included in the Applicant's February 22, 2022 submission to this Board.



March 29, 2022

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within the onsite driveways and parking area to ensure efficient flow of traffic within the Site. As noted above, the main access driveway will be a two-way driveway; however, during events, it is proposed that Premises will function as under a one-way clockwise circulation pattern with all vehicles entering at the main access driveway and exiting at the northerly exit only driveway. With respect to the parking spaces provided on site, during events these will be reserved for the exclusive use of hotel guests and employees only and coned off. In the event that hotel guests desire to enter or exit during the event times, they will be assisted by on-site staff with entering and exiting the parking spaces.

The Applicant will be responsible for disseminating parking information to event attendees to identify appropriate available parking areas. This will be accomplished through the Applicant's website that will have a visual map indicating the preferred areas of public parking, which map will also be distributed electronically to all attendees for ticketed events. On the day of events, the on-site parking attendants will provide additional copies of this map. Of note, this map will provide *no* reference to other areas of on-street parking, specifically those that may be located within residential neighborhoods near the Project.

The Applicant will also disseminate and encourage the use of public transportation by event attendees in order to reduce the overall parking demand of the Project, as well as the Project traffic generation. This will include links to information on available metro-north train schedules, Dutchess County bus schedules, and any other relevant public transportation information to be provided through the Project's website. This information map will also be distributed electronically to all event attendees for ticketed events as well as for other non-ticketed events by the Event representative or coordinator for those events. Additionally, the use of shuttles for events such as conferences, where attendees arriving from other area hotels, will be strongly encouraged by the Applicant and information on available area shuttle bus companies will be provided to event coordinators at the start of the planning process.

ADDITIONAL RESPONSES TO THE BOARD'S SEQRA COMMENTS:

Based on our discussion with this Board at its March 15th meeting Agenda and subsequent Board comments received by the Applicant from the Attorney for the ZBA, we respectfully submit the following responses to comments:

1. **Comment:** Provide further details about the proposed re-use, including what the buildings will look like when built and floor plans.
 - a. **Response:** *The Premises is presently improved with a historic church and parsonage. The Applicant is proposing to adaptively re-use these structures by expanding the parsonage into a 2½-story, thirty (30) room hotel with thirty-two*

(32) off-street parking spaces provided on-site and renovating the church into an accessory use space that includes a conference/event center and dining facilities (café/restaurant/bar). The expected capacity for the occasional weekend programming for the conference/event center is a maximum of 350 people, while the café is expected to host a maximum of 50 patrons.

For this Board's reference, we have enclosed the hotel and conference/event center floor plans and elevations, which also include streetscape renderings depicting the structures. See enclosed Site Plan sheets. As depicted therein, the church is mostly unchanged, and the former parsonage will include a rear expansion for the hotel use.

2. **Comment:** Explain the reasoning for the maximum capacity and how a lowered capacity would impact the Project.

- a. **Response:** *We understand that the proposed maximum 350 person capacity for the occasional weekend events at the accessory conference/event space is necessary to foster the most sustainable and financially sound scenario for operating a business that adaptively re-uses the currently existing structures and restores and maintains the historic cemetery, which cemetery has been abandoned for close to 100 years and encompasses nearly half of the property.³ This proposal and the traffic and parking studies and Draft Management Plan were also designed to have the least potential environmental impact to the community, as the Project has already been reduced from 420 people to a 350-person maximum for the occasional weekend conferences/events.*

The Applicant is devoting significant time, effort, and cost in order to revitalize this property in manner that will benefit the surrounding neighborhood and community as a non-exclusive space to congregate for cultural events.

It is respectfully submitted that the proposed hotel, together with the conference/event space, will combine accommodations that can be utilized by artists, organizers and their guests with a space to present diverse and meaningful content. The Applicant's goal is to be able to host and present quality productions that are affordable to the surrounding community, without the need to fill the space to capacity every night. By permitting our proposed occasional capacity, the Applicant can focus on quality use of the accessory conference/event space without

³ Note: The 350-person capacity is inclusive of all staff and organizers. This maximum capacity scenario is limited to weekends during times when available public parking is at its maximum with the entirety of the MTA parking lot and Beekman Street also available. It is important to note that available parking in the area far exceeds our need for 104 spaces as well as and the needs for other businesses or MTA use.

trying to maximize revenue on a daily basis with a lower capacity and more disruptive, intensive use.

Indeed, with a larger capacity for limited conferences/events, the Applicant will be able to operate viably and more effectively with realistic limitations on frequency of use and hours of operation. By lowering the maximum capacity to further offset parking requirements that are addressed in the Applicant's studies that support the Project, the Applicant will need to increase the frequency of larger events and instead rely on a business model that also requires later or more hours of operation in order to be viable and sustainable, especially given the uniqueness of the site with the historic church and cemetery onsite.

The Applicant also recognizes that the property, which has stood in its location for nearly 175 years, now sits between two (2) recently constructed multi-family residential developments that are reflective of high-density urban living in the City. The proposed occupancy number coupled with the use and schedule for events – in particular, limiting larger conferences/events to occasional weekends – aligns with the surrounding uses and with similar sites in cities and towns in the Hudson Valley. Moreover, the use and occupancy will not significantly stray from that of an active church going community in a building of this size. It is also worth noting that the West End Lofts directly adjacent to the north have been specifically designed to serve and house professional artists and thus the Applicant's mission compliments the aspirations and goals of its closest neighbor.

Further, in the alternative, if the Applicant were to only have a hotel with restaurant, the feasibility of supporting and maintaining this large and historic church space and cemetery would be impractical at this location. Instead, as proposed, the church will be restored and maintained as space that stays open to the neighborhood. Other options for transforming the church would drastically alter the premises in unwanted ways that may ultimately not have the support of the City or its residents.

3. **Comment:** Explain how the Applicant will facilitate patrons parking further away in designated lots, including any details on committed/guaranteed off-site parking spaces, and how the Applicant will protect existing businesses that are also relying on the same municipal parking spaces and the surrounding residential neighborhoods.
 - a. **Response:** As noted above and in the previously submitted Draft Management Plan, the Applicant will provide event attendees with detailed information on suggested available public and private (by agreement) parking areas. This is further discussed on Page 5 of the Draft Management Plan, which indicates how



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this information will be distributed to attendees. Additionally, the Applicant intends to manage traffic conditions and direct patrons towards parking areas and away from the residential neighborhoods through a combination of additional staffing and directional signage on the Premises, dissemination of public transportation and shuttle information by the Applicant, and the facilitation of pedestrian and bicycle access to the Premises.

In order to obtain additional committed off-site parking spaces and lessen the amount of public parking usage by patrons, it is our understanding that the Applicant is in the process of coordinating an agreement that would provide access to approximately 46 private off-street parking spaces at a nearby property to event attendees on an as needed basis. Additional details will be provided as this Agreement is finalized.

Furthermore, it is important to note that notwithstanding the maximum capacity noted here, we understand that these occasional larger weekend programs are typically expected to have fewer people, ranging between 125-200 people. Along the same line, instead of hosting events seven (7) days a week, the programming proposes that conference/event center schedule would likely be limited to larger events held only on weekends with smaller functions, such as seminars, workshops or retreats on weekdays with a range between 50 to 200 attendees, but on fewer days of the week (i.e., generally Wednesday-Friday). Accordingly, the need for parking will be dramatically reduced for the majority of the proposed events.

CONCLUSION:

For the reasons set forth herein, as well as in prior submissions and appearances before this Board and to the Planning Board during the SEQRA review of the Project, it is respectfully submitted that the record demonstrates that there are no potentially significant adverse environmental impacts from the Project and that a negative declaration should be issued by the Planning Board.

INDEX OF ENCLOSURES:

In support of this Application, we respectfully submit seven (7) copies of the following revised site plan sheets from the site plan set entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegal, Architect, dated June 29, 2021, last revised February 22, 2022 numbered and titled as follows:

- Sheet 5 of 12 Hotel Building Plans & Elevations; and
- Sheet 7 of 12 Conference Center Elevations.



March 29, 2022

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We look forward to appearing at the Zoning Board of Appeal's April 19th regular meeting to continue review of this Application and to address any further SEQRA questions or comments that the Board may have at this time.

In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "TP", with a long, horizontal flourish extending to the right.

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
Drew Gamils, Esq.
Aryeh J. Siegel Architect
Richard D'Andrea, P.E. PTOE – Colliers Engineering & Design CT, P.C.
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Prophecy Theater, LLC
Allison Fausner, Esq.



Elevation: Side Facing Church

Scale: $\frac{3}{32}$ " = 1'-0"



Elevation: Rear

Scale: $\frac{3}{32}$ " = 1'-0"



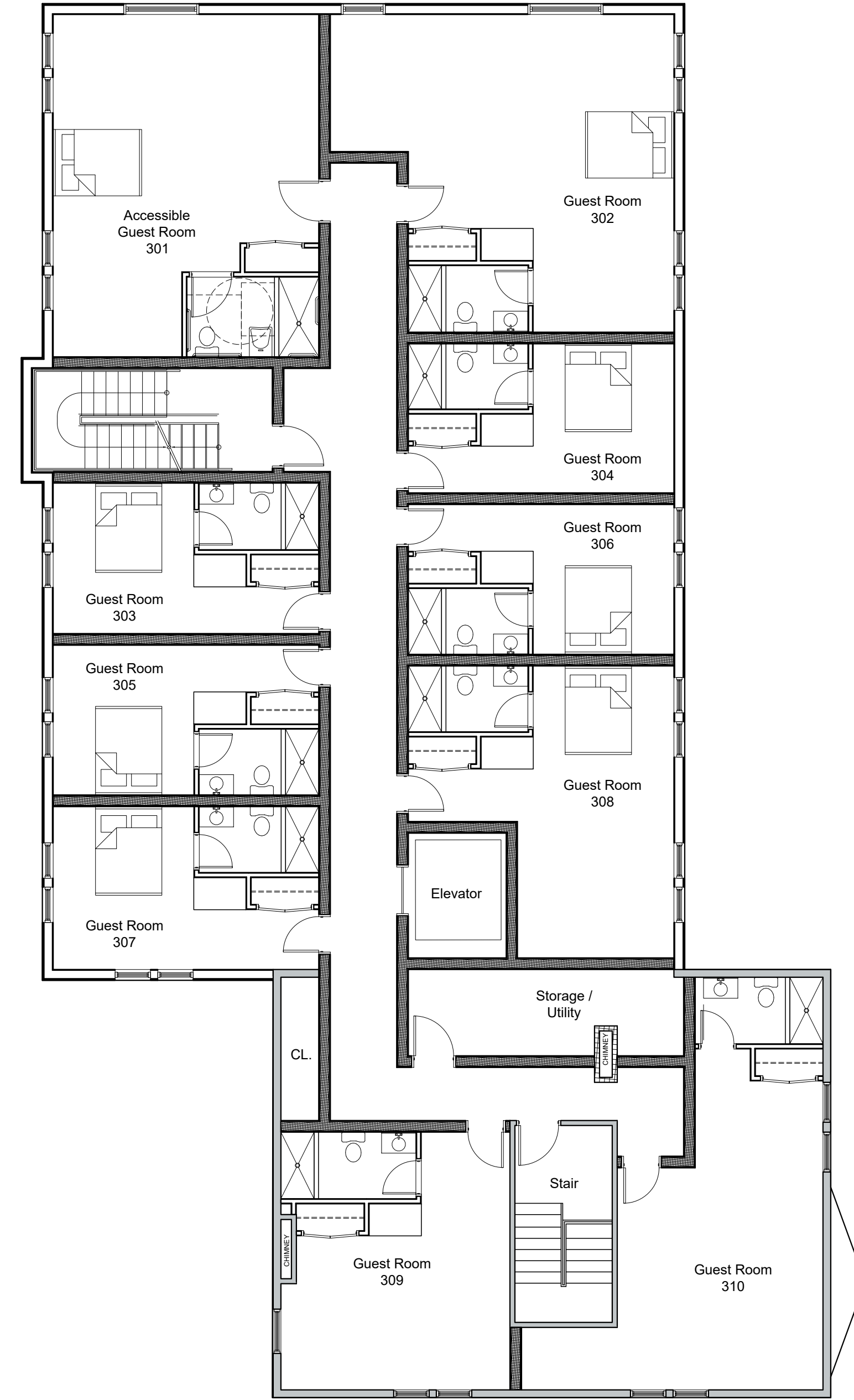
Elevation: Side

Scale: $\frac{3}{32}$ " = 1'-0"



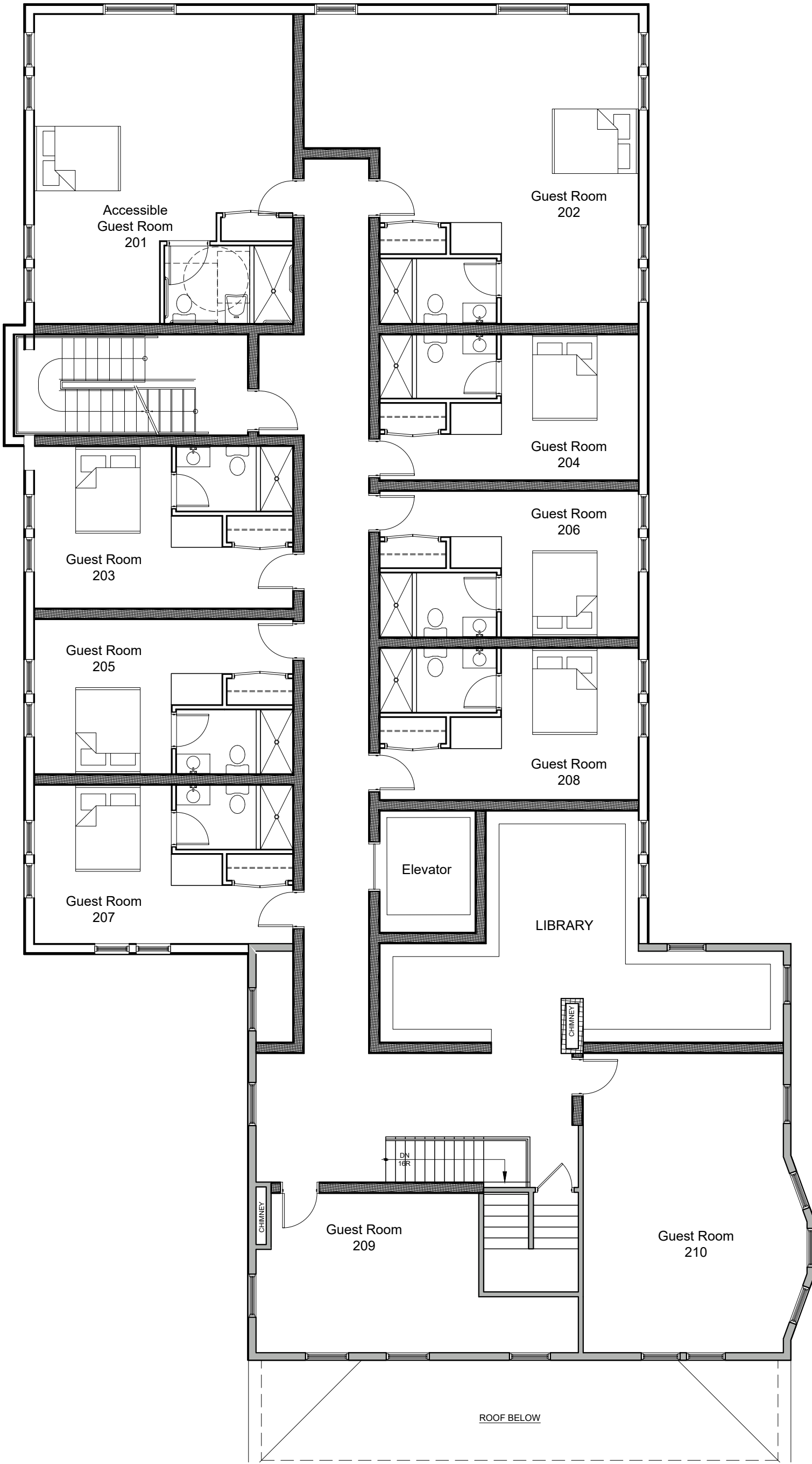
Elevation: Front - Facing Wolcott

Scale: $\frac{3}{32}$ " = 1'-0"



3rd Floor Plan: Hotel

Scale: $\frac{1}{8}$ " = 1'-0"



2nd Floor Plan: Hotel

Scale: $\frac{1}{8}$ " = 1'-0"



1st Floor Plan: Hotel

Scale: $\frac{1}{8}$ " = 1'-0"



View



View

Special Use Permit Application

Sheet 5 of 13 - Hotel Plans & Elevations

Owner:
Prophecy Theater, LLC
36 South Brett Street
Beacon, NY 12508

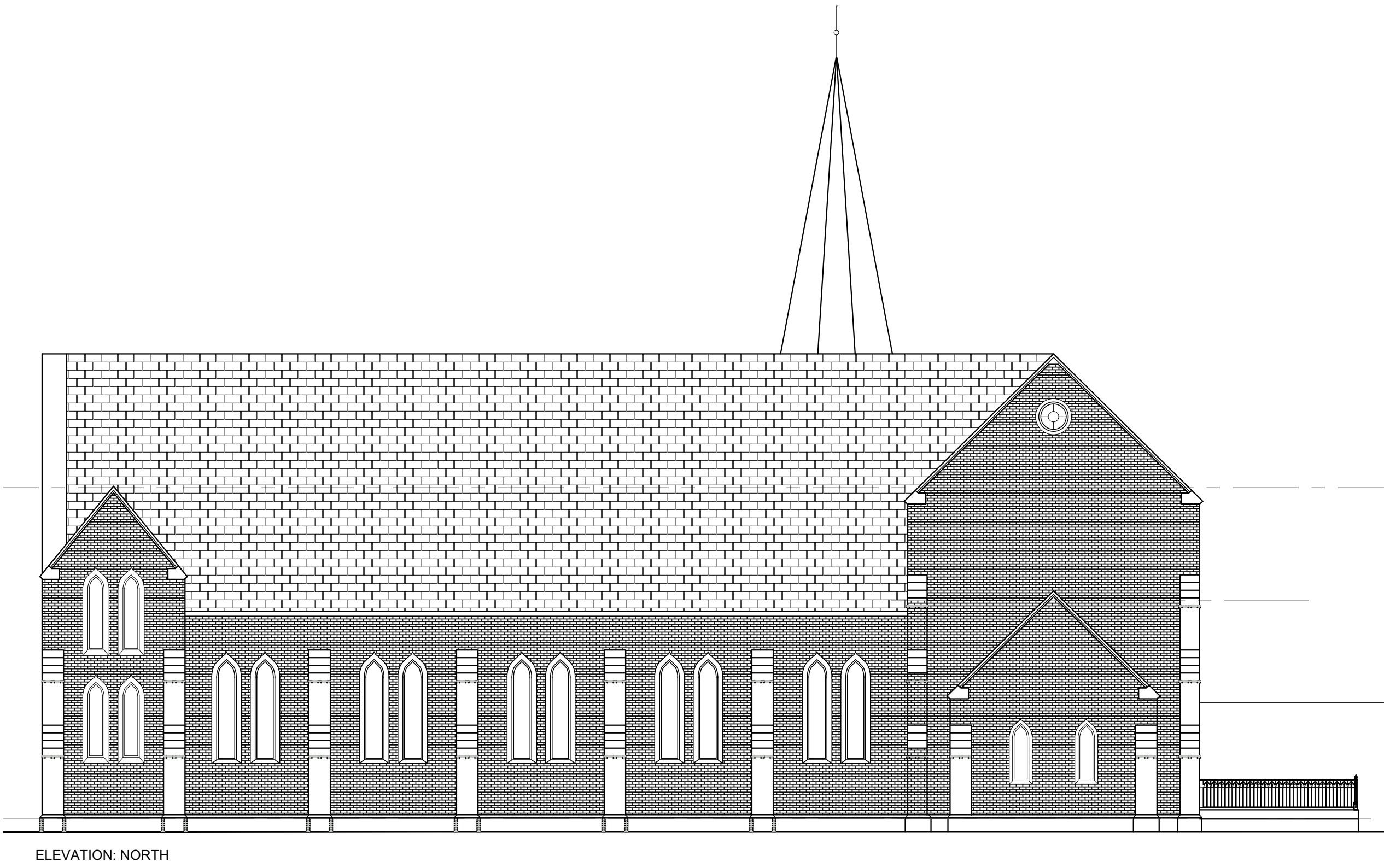
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
April 29, 2021

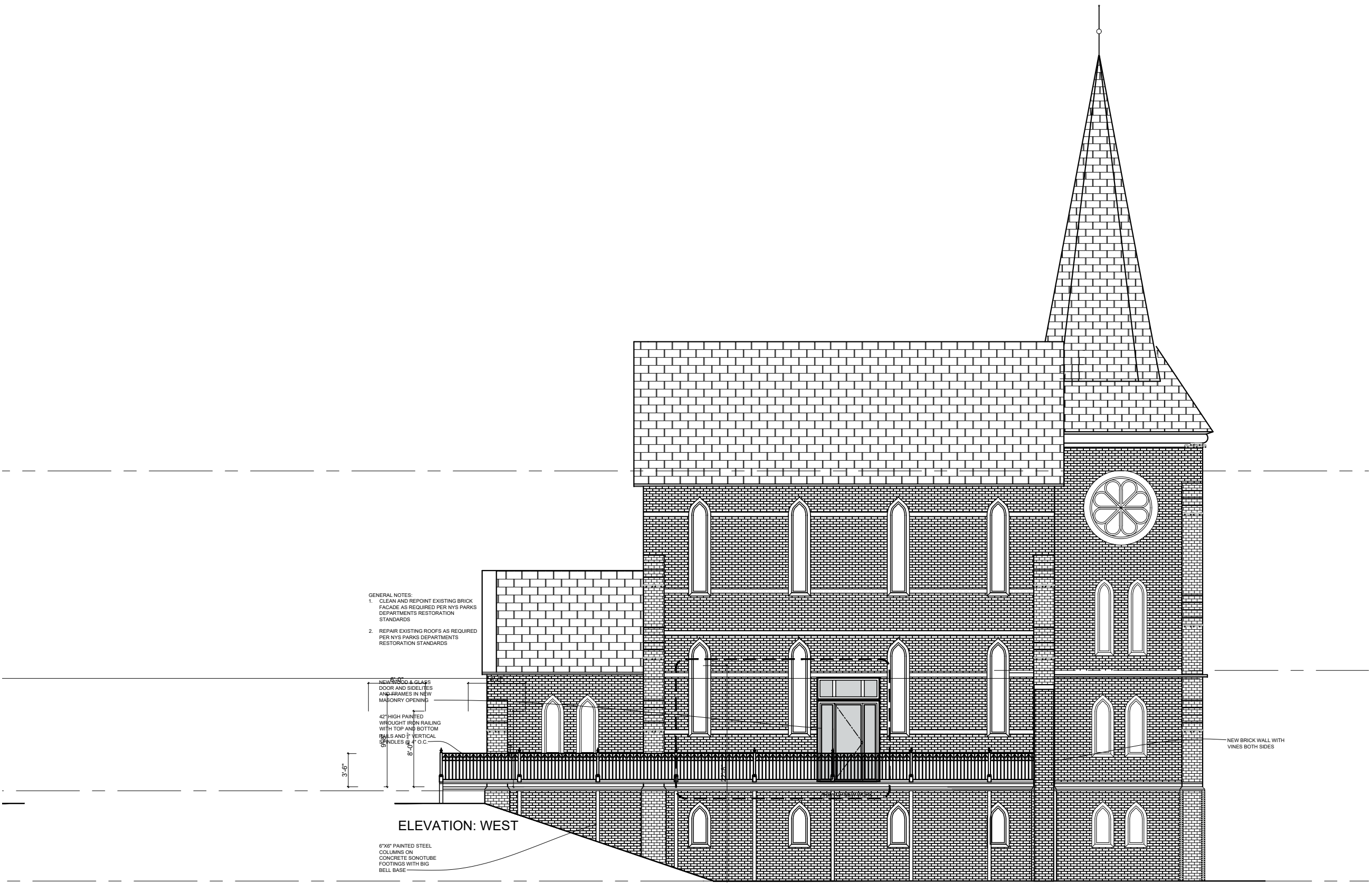


ELEVATION: NORTH

Elevation: Conference Center Building - North

Scale: $\frac{3}{32}$ " = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS



ELEVATION: WEST

Elevation: Conference Center Building - West

Scale: $\frac{3}{32}$ " = 1'-0"



ELEVATION: EAST

Elevation: Conference Center Building - East

Scale: $\frac{3}{32}$ " = 1'-0"



ELEVATION: SOUTH

Elevation: Conference Center Building - South

Scale: $\frac{3}{32}$ " = 1'-0"

Special Use Permit Application

Sheet 7 of 13 - Conference Center Elevations

Owner:
Prophecy Theater, LLC
36 South Brett Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
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Surveyor:
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175 WALSH ROAD PO BOX 1
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Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{3}{32}$ " = 1'-0"
April 29, 2021