

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR 2-LOT RESIDENTIALSUBDIVISION APPROVAL
FOR 160 ROMBOUT AVENUE**

Parcel ID# No. 5954-35-853796

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This narrative will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as “none” or “small.” Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (SEAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of an existing 0.33-acre parcel, where an existing single-family residence will remain on Lot 1 which will consist of 0.1657254 acres, and a single-family residence is proposed on Lot 2 which will consist of 0.1671488 acres. The property is located at 160 Rombout Avenue designated on the Tax Map of the City of Beacon as **Parcel ID# No. 5954-35-853796** in the R1-5 One-Family Residence (“R1-5”) Zoning District (the “Property” or “Site”).

The Proposed Action is an Unlisted Action.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment.

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

The Property is located in the R1-5 Zoning District and is currently improved with an existing single-family residence. The Applicant seeks to subdivide the parcel into two lots, Lot 1 consisting of 0.1657254 acres where the existing single-family residence will remain, and Lot 2 consisting of 0.1671488 acres where the Applicant proposes the

construction of a new single-family residence. There are no wetlands on the property. There are no steep slopes or natural features that require significant grading or excavation. No significant adverse environmental impacts are expected as a result of any physical change to the project site.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Project does not include or require wastewater discharged to groundwater.

The Project includes the implementation of erosion and sediment controls, including stormwater management facilities. The Applicant has agreed the preparation of a Stormwater Maintenance Agreement which will describe the post-construction maintenance protocols for the stormwater management features on the Property which document will be recorded against the Property in the Dutchess County Clerk's Office.

The Project will be connected to the existing public water distribution and sanitary sewer systems. The total estimated increase in water and wastewater demand for the Site is 330 gallons per day (gpd).

As a result, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

For the reasons set forth above, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities including paving, grading and excavation could result in temporary air quality impacts. However, air quality in the area is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction will be limited to 8:00 am – 4:00 p.m. Monday through Friday and 9:00 a.m. – 4:00 p.m. on Saturdays. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to

be created during the construction period from site preparation activities. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties may experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

There are no species of animals, or associated habitats, listed by the State or Federal Government as threatened or endangered. Two trees are proposed to be removed: 8” Beech and a 10” Cedar. Two Red Maple trees are proposed to be planted on the Property as street trees. For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora and fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

There are no aesthetic resources in the vicinity of the Property.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The Proposed Action is adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. However, the proposed development on the Property is consistent with the existing neighborhood and will not affect archaeological resources. The Proposed Action will not have a significant adverse environmental impact on historic or archaeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

Traffic. The additional traffic generated by the construction of a single-family residence near a major thoroughfare (Route 52) will be insignificant.

Parking. The proposed turnaround driveway has been modified to extend further and accommodate the 2 parking spaces as required by the City of Beacon Code. Demand is sufficiently met and there will be no impact on parking.

The Proposed Action will not have a significant adverse environmental impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any discernable odors at the property line. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction. Proposed lighting will be shielded to prevent light pollution onto neighboring properties.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

The construction of a single-family residence and associated parking is generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants.

The SEAF Part 1, identifies a property that was subject to remediation for hazardous waste (CH-MGP - Beacon Street; Site Code: 314069, located on River Street). River Street is a significant distance from the Property and thus there is little or no risk that it contributed to any contamination in or around the Property.

The area is supplied by a public water supply.

Additionally, use as a single-family residence does not typically produce contaminants that will be released into the air exposing humans to adverse environmental impacts, the effects of air disturbance and noise are limited to the construction period which is temporary and confined to the Property. As such the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Short Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Resolution Adopted: April 14, 2020
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

_____, 2020
Dated

Motion by _____, seconded by _____:

Kevin Byrne	Voting _____	Leonard Warner	Voting _____
Rick Muscat	Voting _____	J. Randall Williams	Voting _____
Karen Quiana	Voting _____	John Gunn, Chairman	Voting _____
Jill Reynolds	Voting _____		