

**EDGEWATER**  
**ENVIRONMENTAL ASSESSMENT FORM**

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**APPLICATION FOR SITE PLAN APPROVAL**  
**BY SCENIC BEACON DEVELOPMENTS, LLC**

**For Property Located at:**

**22 Edgewater Place**

**Beacon, NY**

**SUBMITTED TO:**  
**CITY OF BEACON PLANNING BOARD**

**January 31, 2017**

## **CONTRIBUTORS**

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# **Development Plan Overview and Description**

## **Site Plan Approval Application by Scenic Beacon Developments, LLC, for Property Known Generally as, Edgewater in the City of Beacon, Dutchess County, NY**

### **Project Description**

This 12 acre site, identified herein as “Edgewater” is located in the City of Beacon, NY and is further identified as tax parcels: **5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979**

This application is for the proposed development of the above noted tax parcels, collectively referred herein as “Edgewater” and will result in the development of approximately 307 residential units, which will be a mix of studio, one-bedroom, two-bedroom and three-bedroom units.

### **Zoning**

The entire site is located within the RD-1.7 (1,700 square feet of lot area per dwelling unit) Designed Residence zoning district. Consequently, the development proposed and described herein is permitted as-of-right, subject to site plan approval.

### **Storm Water**

As site disturbance will exceed 1-acre when the mostly vacant parcels are built out, a full Stormwater Pollution Prevention Plan (SWPPP) is required to be prepared in order to obtain coverage under the NYSDEC SPDES General Permit GP-0-15-002. The proposed disturbance area requires quality and quantity control of the stormwater per New York State requirements along with erosion and sediment control measures.

Drainage calculations for the proposed conveyance system and any quality and quantity control facilities will be included in the SWPPP. Design of an underground site stormwater conveyance system and three infiltration basins are anticipated. .

### **Water Supply**

At full build-out, the project is expected to require 44,990 gallons of water per day. Based on previous conversations with the City of Beacon Water and Sewer Superintendent, the

anticipated increase in daily water demand is readily available. There is a 6" cast iron (CI) water main that runs beneath Tompkins Terrace, and an 8" CI main that runs beneath Bank Street. An 8" CI spur that runs into the site beneath Branch Street from Bank Street to an existing hydrant. It is proposed to connect to the 6" CIP on Tompkins Terrace with 8" ductile iron pipe (DIP). The 8" DIP will be brought through the site to provide water supply to the new buildings which will continue down to Branch Street and connect to the 8" CIP forming a looped connection to the City water system. The new 8" water main will be dedicated to the City once installed and certified. New fire hydrants and periodic isolation valves will be provided within the site. A 20' wide utility easement will be granted to the City for maintenance purposes. Flow and pressure tests will be conducted on existing hydrants near the site to confirm that adequate flow and pressure are available for the project.

### **Sewage Disposal**

At full build-out, the project is expected to generate 44,990 gallons of wastewater per day. Based on previous conversations with the City of Beacon Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant have sufficient capacity to handle the anticipated increase in daily sewage load; however the West Main Street sewer pump station may require upgrades to handle the additional flows generated from this site, and other new construction sites that flow toward this pump station. Hudson Land Design has engaged in conversations with the City Engineer and Sewer Superintendent regarding the sewer pump station and force main. Discussions will continue with the engineer and superintendent as City's hydraulic model of the sewer system is updated. The site currently contains an apartment building, and a single family residence. Both structures will be demolished and removed; thereby eliminating any current inflow and infiltration (I&I) entering the City sewer system from the site..

The following table provides estimated water usage/wastewater generation at full buildout of the project, according to the NYSDEC *Design Standards for Wastewater Treatment Works, 2014*

Use	Flow Rate	Daily Water Usage/Wastewater Generation
Residential (409 bedrooms*)	110 per bedroom	44,990 gpd
TOTAL		44,990

\*The current bedroom breakdown is as follows: 51 studio, 165 one-bedroom, 80 two-bedroom, and 11 three-bedroom apartments.

## **Summary**

The proposed development, described in this application and in Environmental Assessment Forms and associated reports, would allow for the following:

- 307 new apartments, comprised of studio, one-bedroom, two-bedroom, and three-bedroom units.
- Residents will include both current Beacon residents and new residents
- Availability of smaller spaces will keep Beacon millennials here and will attract more
- Shared amenities including co-working space encouraging growth of new companies, jobs and technology.

Given the close proximity of the apartments to the train station, we can comfortably limit parking spaces to one spot per unit.

- In addition: we are proposing a bike sharing program, to be expanded to other sites in Beacon.
- We are also proposing an electric car sharing program for the residents.