

BEACON HIP LOFTS

ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR AMENDMENT TO:

SPECIAL USE PERMIT

By BEACON HIP LOFTS, LLC

For premises located at:

**39 FRONT STREET
BEACON, NY 12508**

SUBMITTED TO:

CITY OF BEACON PLANNING BOARD

APRIL 30, 2013

Revised June 25, 2013

Revised July 30, 2013

Amended July 25, 2017

CONTRIBUTORS

Applicant:

Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956

Architect:

Aryeh Siegel, Architect
84 Mason Circle
Beacon, NY 12508

Landscape Architect:

L.Q. Design
PO Box 244
Beacon, NY 12508

Civil Engineer:

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508

Surveyor:

TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

TABLE OF CONTENTS

- 1. Development Plan Overview and Description**
- 2. Site Redevelopment Plan**
- 3. Site Plan Application**
- 4. Environmental Assessment Form; Part 1**
- 5. Environmental Assessment Form; Part 2**

Development Plan Overview and Description

Amendment to Site Plan Approval Application by Beacon HIP Lofts, LLC for Property Known Generally as 39 Front Street in the City of Beacon, Dutchess County, NY

Project Description

This 8.74 acre site is located in the City of Beacon, NY and is further identified as tax parcel 6055-04-590165 (it is noted that there is an adjacent, mostly vacant parcel, that is tied to the project, and is identified as 6055-04-535128). This application is for an Amendment to the previously approved Special Use Permit for redevelopment of the parcel, collectively referred herein as “39 Front Street”, or “Beacon HIP Lofts”. The scope of work for the amendment to the project generally encompasses the following:

1. Eliminate proposed new construction of Building 9A. This building was a 4-story building with 24 live work lofts (16 one bedroom and 8 2 bedroom)
2. Eliminate the existing commercial laundry use consisting of Buildings 18, 24, and 25.
3. Eliminate the proposed artist studio use in Building 12. Retain the existing structure of Building 12 for use as a community garden amenity
4. Per the assessment of the structural engineer, demolish existing Building 16 (36 live work lofts (27 one bedroom and 9 two bedroom)
5. Rebuild Building 16 with 87 artist live work lofts. Note that the total number of lofts in the completed project will be 172 instead of the 143 originally approved by the current Special Use Permit. This is an addition of 29 artist live work lofts.
6. Extend existing Building 9 to add 2 live work lofts (one bedroom each)
7. Minor reconfiguration of parking and landscaping around the area of work
8. Note that the reconfiguration of parking, and the proposed revisions to the scope of work allows for all the required parking for this parcel to be provided on the parcel. The originally proposed land banked parking on the adjacent parcel is no longer required to satisfy parking requirements, and has been eliminated from the scope of work.

At the completion of the project, there will be a total of 172 live work apartments with a total of 196 bedrooms.

Zoning

The entire site is located within the Light Industrial (LI) zoning district. Consequently, the development proposed and described herein is permitted as-of-right, subject to site plan approval, and an Amendment to the Special Use Permit is required for the proposed reconfiguration and addition of 29 more artist live/work units.

In addition, a height variance is required as follows: the maximum building height allowed is 35'. Building 4 (43'-2"), Building 10 (44'-9"), Building 11 (64'-9") and 16 (45'-3") are pre-existing, non-conforming heights.

A variance will be requested from the Zoning Board of Appeals for the height of the reconstructed building 16. The current height of Building 16 is 45'-3". The proposed height of Building 16 is 52'-6" to the main roof level, plus 13'-6" to the roof level of the set back 4th floor, for an overall roof height of 66'-0". Building 16 is set further back from the property line and the Fishkill Creek than the originally proposed 4 story Building 9A, which is no longer in the scope of work. The overall height is appropriate for the size and scale of this former factory building complex, especially with the setback 4th floor proposed for Building 16. Consolidating the lofts formerly scheduled for Building 4A with the newly constructed Building 16 creates additional open green space on the property and moves the previously approved 4 story building away from the Creek so it has less impact on views from inside and outside of the property.

For signage, the Applicant requested and secured the following signage variances from the ZBA:

- (1) To allow a building mounted sign to be mounted to the roof.
- (2) To allow a two-sided sign where a one-sided sign is allowed (the roof mounted sign).
- (3) To allow the roof mounted sign to exceed the allowable dimensions.

Phasing

Phase 1 (Completed)

- 1) Site demolition activities; (Complete)
- 2) All site work except for Building 4A and the northerly parking area – temporary gravel travel ways until asphalt paving can be installed; (Complete)
- 3) Completion of Building 9 renovations; (Complete)
- 4) Completion of Building 7 (Gym) renovations; (Complete)
- 5) Installation of site signage; and (Complete)
- 6) Initial site landscaping, stormwater management systems, water, sewer and all utilities necessary for redevelopment of the site. (Complete)

Phase 2 (Portions Completed)

- 1) Completion of Building 11 renovation; (Complete)
- 2) Completion of roof on Building 16 (Eliminated)
- 3) Completion of roof on Building 12. (Eliminated)

Phase 3 (Subject of this Amendment)

- 1) Completion of Building 16 renovation
- 2) Completion of Building 12 renovation (Eliminated)

Phase 4 (Eliminated)

- 1) Completion of construction of Building 9A (Eliminated)

Phase 5

- 1) Completion of construction of storage building addition; and
- 2) Final landscaping, parking, stormwater management systems, water, sewer and utilities necessary for redevelopment of the site.

The first phase of development was completed in 2013, according to the originally approved phasing schedule; and all remaining construction is expected to be completed by the end of 2019.

Storm Water

As site disturbance will exceed 1-acre, a full Stormwater Pollution Prevention Plan (SWPPP) has been prepared and has obtained coverage under the NYSDEC SPDES General Permit GP-0-10-001. The proposed disturbance area requires quality and quantity control of the stormwater per New York State requirements along with erosion and sediment control measures. The site discharges to the Fishkill Creek which is designated as a fourth order stream. New York State stormwater regulations require quantity control for discharge into fourth order streams. Quantity control is usually mitigated by the integration of open water detention ponds, or underground storage piping.

New York State stormwater regulations encourage the use of green infrastructure practices such as bioretention areas, green roofs, rain gardens, cisterns and infiltration. Drainage calculations for the conveyance system and quality and quantity control facilities are included in the SWPPP. Design of hydrodynamic pretreatment devices, an underground site stormwater conveyance system and infiltration facilities are proposed. The design has been prepared in accordance with the New York State Stormwater Management Design Manual Chapter 9 which sets forth the technical standards and outlines the alternative approaches that may be implemented for stormwater management associated with redevelopment projects. The proposal results in the redevelopment of the site with an increase of 0.3 acre of impervious area. In accordance with Chapter 9, water quality volume treatment is required for 25% of the existing impervious area plus 100% of the additional impervious area. In instances where alternative practices are proposed, said practices are to be sized to treat 75% of the water quality volume for the existing impervious areas. Alternative practices are identified in the Manual as proprietary practices such as hydrodynamic systems, wet vaults, media filters, and underground infiltration systems.

Water quality has been addressed by use of appropriately sized hydrodynamic pretreatment devices that discharge to infiltration basins. There are two infiltration basins proposed. On the northeast side of the site, a hydrodynamic pretreatment device discharges to an underground infiltration basin consisting of a series of stormwater chambers. This basin has been sized to infiltrate 100% of the water quality volume for its contributing drainage area. On the southwest side of the site, the hydrodynamic devices discharge to an above ground infiltration basin, which is a standard green infrastructure practice that has been designed to infiltrate 100% of the water quality volume for its contributing drainage area.

Water quantity has been addressed as detailed in the SWPPP. A predevelopment vs. post development hydrologic analysis has been prepared that demonstrates that the rate of post-development runoff to the Fishkill Creek generated from the site will not exceed pre-development rates for the various storm events that were analyzed.

Water Supply

At full build-out, the project is expected to require 21,584 gallons of water per day (gpd). This is a reduction over the previously approved build-out flow of 25,624 gpd. Though there are fifteen

additional bedrooms proposed with the revised plan, there is no more commercial space or Laundromat, which is the primary reason why the required water supply is less for this proposal.

Based on previous conversations with the City of Beacon Water Superintendent, the anticipated daily water demand is readily available. There is an internal looped water supply system that is connected to the City’s municipal supply and will service the site. Existing service lines will be used wherever possible. Flow and pressure tests will be conducted on existing hydrants within the site to confirm adequate pressure is available for all uses.

Sewage Disposal

At full build-out, the project is expected to generate 21,584 gallons of wastewater per day. This is again a reduction over the previous proposal for the reasons noted above. 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. Some of the site’s existing sewer infrastructure is old and is likely experience infiltration and inflow (I&I) problems. An attempt to confirm where problems are occurring will be completed by visual inspection and dye/smoke testing the lines.

The existing building’s restrooms that will not be changed will be fitted with low-flow flush valves to meet current standards. The projected water usage and sewer flow calculations have accounted for this. All new constructed bathrooms will be supplied with water saving fixtures.

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 Generation Usage/Wastewater	*Adjusted Daily Water Usage/Wastewater Generation
¹ Residential (Live Work - 196 bedrooms)	110 per bedroom	21,560 gpd	21,560 gpd
³ Self Storage Space	15 gpd per employee/shift	30 gpd	24 gpd
TOTAL			21,584 gpd

*Per NYSDEC Design Standards for Wastewater Treatment Works 2014, hydraulic loading may be reduced by 20% for installations serviced by water saving fixtures, except for residential bedrooms where post 1994 fixture loading rate is used.

¹ – Includes Buildings 1,2, 3, 9, 9A, 10, 11 and 16

² – Buildings 4, 4A, 19 and 20

Summary

The redevelopment proposed under this application, as further described herein and in the attached Environmental Assessment forms and associated reports, would allow for the continued renaissance of Beacon's commercial and residential character. It is an appropriate and responsible project that allows for creative development within a previously developed site.