Threatened and Endangered Species Habitat Suitability Assessment Report

Beacon HIP Lofts
39 Front Street
City of Beacon, New York

October 30, 2017

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
1248 Southford Road
Southbury, CT 06488
(203) 910-4716

1.0 INTRODUCTION

Ecological Solutions, LLC completed a threatened and endangered species habitat suitability assessment on the Beacon HIP Lofts Site containing tax parcels (6055-04-590165 and 6055-04-535128) totaling 8.74 acres located at 39 Front Street in the City of Beacon, Dutchess County, New York.

The proposed project on the site includes 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.

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

Correspondence from the New York State Department of Environmental Conservation (NYSDEC) dated October 4, 2017 indicated that the Indiana bat (*Myotis sodalis*) may be potentially located on or in the vicinity of the site. This assessment was completed to determine if suitable habitat exists on the site, potential impacts to suitable habitat, and recommends measures to mitigate the impacts that can not be avoided or minimized.

TABLE 1
COVER TYPE IDENTIFIED ON THE SITE

1	Developed Area

Developed Area: The site is almost completely developed and contains a large warehouse type structure and associated paved parking area with limited landscaping and only an occasional small tree on the lot.

2.0 HABITAT SUITABILITY ASSESSMENT/CONCLUSION

2.1 Indiana bat

The Indiana bat typically hibernates in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh, and generally, the smaller trees located on the interior of the site consist of opportunistic trees that are not prime for Indiana bat habitat. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees.

Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation (*e.g.,* old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover.

Conclusion - The proposed project will not impact any potential Indiana bat activity since there is no habitat on the site. No Mitigation measures are required.

1.0 Location Map