

Project: 39 Front Street

Date: December 12, 2017

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached,

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 UnlistedIdentify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials submitted by the Applicant, memoranda from City staff and consultants, agency and public comment, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

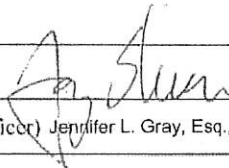
Name of Action: 39 Front Street - HIP Lofts

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: Jay Sheers

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:



Date: December 18, 2017

Signature of Preparer (if different from Responsible Officer) Jennifer L. Gray, Esq., Keane & Beane, P.C.

Date:

For Further Information:

Contact Person: Etha Grogan, Planning Secretary

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5002

E-mail: egrogan@cityofbeacon.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR AMENDED SPECIAL USE PERMIT AND AMENDED
SITE PLAN APPROVAL FOR 39 FRONT STREET (HIP LOFTS)**

39 Front Street: Tax Grid No. 6055-04-590165

CONCLUSIONS

The Planning Board circulated its Notice of Intent to declare itself Lead Agency to all known Involved and Interested agencies and later declared itself Lead Agency on October 11, 2017. The Proposed Action is an Unlisted action undergoing a coordinated review.

Project Description: The subject property consists of 8.74 acres. The Proposed Action is for an amendment of the previously approved Special Permit and Site Plan for redevelopment of the property. 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 2-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. The reconstructed building will require a variance to allow a building height of 52'-6" to the main roof level, plus 13'-6" to the roof level of the setback 4th floor for an overall roof height of 66'-0". The existing Building 16 is pre-existing nonconforming at 45'-3" where a maximum of 35' is permitted in the Light Industrial (LI) District.
6. Extend existing Building 9 to add 2 live work lofts (1 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 approved land banked parking on the adjacent parcel (6055-

04-535128) 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.

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) 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, makes the following conclusions:

The Proposed Action will not result in any significant adverse impacts on the environment. In summary, the Planning Board noted the following items in support of its determination of significance:

1. The Proposed Action results in a reduction of approximately 25,624 gallons per day of water and sewer demand than the originally approved project.
2. The Proposed Action will result in a decrease of 0.04 acres of impervious surface coverage.
3. Review of the Applicant's Traffic Study, prepared by Harry Baker & Associates, revised October 25, 2017 and November 28, 2017, demonstrated that although there are minor changes to the volume to capacity (v/c) ratio, the comparison shows that there is no adverse impact to the Level-of-Service (LOS) to the intersections previously studied for the project.
4. The land banked parking on the adjacent parcel has been eliminated because it is no longer necessary to support the parking needs of the project.
5. The construction will comply with all requirements of Chapter 123 of the City Code regarding floodplains. Building 9 was shortened so that it is in line with Building 9A and therefore will have no effect on current the currently floodplain or floodway.
6. The "Phase 1A Literature Search and Sensitivity Assessment Beacon Lofts Site Plan Amendment Building 16 and Building 9A Addition," prepared by Hudson Valley Cultural Resource Consultants, Ltd, Poughkeepsie, NY, dated November 2017, concludes that the "proposed design of reconstruction for Building 16 and the design of the addition to Building 9 are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and effectively mitigate any adverse impacts to the Groveville Mills Historic District."
7. The "Threatened and Endangered Species Habitat Suitability Assessment Report," prepared by Ecological Solutions LLC, Southbury, CT, dated October 30, 2017, confirms that the "proposed project will not impact any potential Indiana bat activity since there is no habitat on the site."

Based upon all information before the Planning Board to-date, including the Full 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.