

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR SITE PLAN APPROVAL
FOR 208 MAIN STREET**

Parcel No. 5954-27-842935

CONCLUSIONS

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 (Type I), 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 conclusions set forth below.

Project Description:

The Proposed Action is the renovation of an existing building including a new third story and rear addition to create two storefronts and a total of eight apartments. The property is located at 208 Main Street in the Central Main Street (CMS) Zoning District (the “Property”).

The Proposed Action is a Type I action pursuant to 6 NYCRR 617.4(b)(5)(iii) due to the Property’s proximity of the Lower Main Street Historic District which is listed on the National and State Register of Historic Places. The Planning Board, as Lead Agency, opened a public hearing to consider comments on the application on June 12, 2018. The SEQRA public hearing was closed on July 10, 2018.

Summary of Rationale for Negative Declaration

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

- **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 CMS Zoning District and is currently improved with a two-story brick building and gravel off-street parking area. The Property is already fully developed. The Proposed Action will enhance the landscaped areas on the Property by converting at least 6% of the Property to areas landscaped with trees, shrubs or grass.

- **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 construction of a new 15" stormdrain and catch basin to be offered for dedication to the City.

The Project will be connected to the existing public water distribution and sanitary sewer systems. The anticipated water demand and sanitary sewer discharge is 1,040 gallons per day. Adequate sewer capacity exists and based on a recent study completed by the City of Beacon, there is sufficient public water supply for the Proposed Action.

- **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.**

The proposed plans demonstrate that storm drainage will be captured and directed to public storm drains. 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 associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. 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, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will 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 will 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.**

The only plants currently on the Property consist of a hedgerow at the rear of the Property. The Applicant has proposed to maintain at least 6% of the Property as areas landscaped with trees, shrubs or grass as shown on the proposed Site Plan. Although the Full EAF indicates that the Property may contain or serve as habitat for the endangered Indiana Bat, as noted there are no trees on the Property that would serve as suitable habitat for the Indiana Bat.

- **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.**

The Proposed Action proposes to add a third story to the existing two story brick building. The addition of a third story will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally or year around.

- **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 was identified as a Type I action due solely to its proximity to the Lower Main Street Historic District which is listed on the National and State Registers of Historic Places. The application was submitted to the New York State Historic Preservation Office (SHPO) for comment. By letter dated June 19, 2018 SHPO noted that 208 Main Street is not eligible for listing in the National and State Registers of Historic Places and opined that, "Due to its proximity to the Main Street district, we recommend that the exterior renovation of 208 Main Street be appropriate to the historic district in terms of scale, massing, color, and other visual properties."

On June 7, 2018 the Planning Board referred the application to the Architectural Review Subcommittee to review the proposed architectural plans and elevations. The Architectural Review Subcommittee met with the Applicant on June 22, 2018 and the Planning Board reviewed the Subcommittee's recommendations on July 10, 2018. The recommendations included the following:

1. Selected historic colors and brick sample with varied red tones were approved
2. Continue the upper corner to the end of the brick wall at the Digger Phelps Place side façade
3. Increase the trim dimension above the Hardie siding at the rear addition
4. Reduce the lower trim dimension at the Hardie siding at the rear addition
5. Brick at the center façade recess up to the 2nd floor, then trim and Hardie to match the rear façade at the 2nd and 3rd floor, with trim to match the rear.

Implementation of these recommendations will complement the nearby historic structures located in the Lower Main Street Historic District and there will be no significant adverse environmental impact on historic or archeological 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. A recreation set aside or fee will be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

- **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.**

According to the application materials, five apartments currently exist in the two story brick building. The ground floor retail is or was used as a restaurant or other food service establishment. The conversion of the ground floor to retail and the addition of three additional apartments will not result in a significant adverse traffic impact. Three off-street parking spaces are proposed on-site and the Property is located within 800' of two public parking areas: Pleasant Ridge and Dutchess County Motor Vehicles.

- **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 noxious odors. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. 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.

- **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 renovation of an existing building including a new third story and rear addition to create two storefronts and a total of eight apartments is generally not associated with significant adverse impacts 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 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.