



CITY OF BEACON New York

John Gunn
Planning Board Chairman

Planning Board

845-838-5002

September 10, 2018

City of Beacon City Council

Subject: **"The Roundhouse"**
2 East Main Street
Tax Map No. 30-6054-30-171812-00
Designation of Lead Agency in Accordance with SEQRA

Dear Sir/Madam:

The City of Beacon Planning Board is hereby notifying you that it has received applications to amend an existing Site Plan Approval and Special Use Permit Approval for the project known as "The Roundhouse". The proposal is to amend its previous approvals by replacing the proposed spa with 10 additional hotel rooms in the Mill Building and replace a private dining room in the Roundhouse Building with a hotel administration office. The parcel is located in the GB (General Business) and CMS (Central Main Street) zoning districts, as well as the Historic District and Landmark Overlay Zone. The current Proposed Action requires Amended Special Use Permit approval from the City Council and Amended Site Plan Approval from the City Planning Board.

The City of Beacon Planning Board hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed action. Further, the City of Beacon Planning Board is hereby notifying you that, in accordance with the provisions of the State Environmental Quality Review Act (SEQRA), the Planning Board will automatically become the Lead Agency unless you submit a written objection to the Board within 30 calendar days of the mailing of this notification. Enclosed for your use, if you choose, is a form for responding to the Planning Board.

In accordance with the requirements of SEQRA, enclosed for your review are Part 1 of the Long Environmental Assessment Form (EAF) which has been prepared by the project sponsor for the proposed action, and a copy of the application.

Very truly yours,

John Gunn, Chairman

Enclosures: 3

cc: Lt. Timothy P. Dexter Arthur R. Tully, PE
Jennifer L. Gray, Esq. John Clarke, City Planner
Hudson Land Design, Project Consultants

RESPONSE FORM TO CITY OF BEACON PLANNING BOARD

To: City of Beacon Planning Board

From: _____ [please insert your agency name]

Date: _____ [please insert date]

Subject: "The Roundhouse"
2 East Main Street
Tax Map No. 30-6054-30-171812-00
Designation of Lead Agency in Accordance with SEQRA

With respect to the declaration that the City of Beacon Planning Board intends to serve as the Lead Agency for the environmental review of the application to amend an existing Site Plan Approval and Special Use Permit Approval for the project known as "The Roundhouse". The proposal is to amend its previous approvals by replacing the proposed spa with 10 additional hotel rooms in the Mill Building and replace a private dining room in the Roundhouse Building with a hotel administration office. The parcel is located in the GB (General Business) and CMS (Central Main Street) zoning districts, as well as the Historic District and Landmark Overlay Zone. The current Proposed Action requires Amended Special Use Permit approval from the City Council and Amended Site Plan Approval from the City Planning Board.

[please check one box below]

- ☐ Has no objection to the Planning Board serving as Lead Agency.
- ☐ Takes no position with respect to the Planning Board serving as Lead Agency.
- ☐ Objects to the Planning Board serving as Lead Agency.

Printed Name

Signature

Title

ROUNDHOUSE AT BEACON FALLS

ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR SPECIAL USE PERMIT

By 10 BOULEVARD LLC

For premises located at:

**2 EAST MAIN STREET
BEACON, NY 12508**

SUBMITTED TO:

CITY OF BEACON PLANNING BOARD

JANUARY 26, 2010

Revised February 26, 2013

Revised August 28, 2018

Revisions appear in red

CONTRIBUTORS

Applicant:

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Beacon, NY 12508

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Beacon, NY 12508

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Beacon, NY 12508

Civil Engineer:

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174 Main Street
Beacon, NY 12508

Traffic Engineer:

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11 Bradhurst Avenue
Hawthorne, NY 10532

Surveyor:

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In addition, site development plans and drawings prepared by Aryeh Siegel, Architect, Hudson Land Design, Naomi Sachs Design, and Badey & Watson, and submitted to the Planning Board with the application materials, are made part of this document by reference.

INTRODUCTION

Summary

The Roundhouse at Beacon Falls project sits on approximately 9 acres of land near the intersection of Main Street and East Main Street and Fishkill Creek, and consists of the renovation and adaptive re-use of several existing buildings and the construction of new buildings, in addition to landscaping and other general improvements to the site to be conducted as follows (Note: All building label references refer to the Site Building Diagram attached hereto as Exhibit A):

1. Roundhouse

The existing brick Roundhouse building (Building 1) will be converted into a 14 room hotel and an 80-seat restaurant that will serve the hotel and the community. The restaurant will have a small outdoor dining patio overlooking the Fishkill Creek. The hotel rooms in this building are an adjunct to rooms contained in the Mill Building Hotel (Buildings 2 and 3). The previously approved Private Dining Room on the 2nd floor will be replaced by a Hotel Administration Office.

2. Mill Building Hotel

The 2 existing brick mill buildings (Buildings 2 and 3) will be connected to create a hotel. There will be 37 rooms in the Mill Building Hotel, which, when combined with the 14 rooms planned for the Roundhouse, will result in a total of 51 rooms in the hotel buildings. ~~The spa will be located in this building,~~ as well as 2 Artist Live Work Lofts.

3. Artist Live/Work Lofts

The non-historic structures attached to Building 4 will be demolished to expose the original historic brick structures. The portions to be demolished are additions that detract from the historic nature of the site. Building 4 will be converted into 5 Artist Live/Work Lofts.

4. Event Space

The lower level of Building 5 will become an Event Space, capable of holding approximately 226 people for catered events. A portion of the upper level of Building 5 will serve as the reception area for the Event Space on the lower level. The lower level is reached through the upper level. Access to a patio, deck, and large landscaped garden with views of the waterfall is through doors located on the lower level. An entry addition has been added.

5. ~~Residential Building~~ NO LONGER PART OF THE ROUNDHOUSE PROJECT

~~A new multi-family residential building (shown as Buildings 6, 7, and 8) containing approximately 78 units will be constructed on the subdivided parcel at the northeastern portion of the site. The design of the new building will reference the 3-story brick mill buildings (Buildings 2 and 3) in keeping with the historic nature of the site.~~

6. Powerhouse

Restoration of the site's existing historic Powerhouse (Building 9) will be conducted by the Applicant's hydroelectric operator partner. The design of the building will reference Buildings 2 and 3 in keeping with the historic nature of the site. The restoration and operation of the Powerhouse will be subject to approval by the Federal Energy Regulatory Commission, which will be obtained by the Applicant's hydroelectric operator partner. The Powerhouse will be outfitted with large windows for public viewing of the hydroelectric generator and turbine inside. Based on the applicant's hydroelectric operator estimate, the restoration of the Powerhouse Building is expected to occur in 2021.

Zoning

The site is located in a number of adjacent zoning districts:

- Roundhouse (Building 1) is in the CB Zone
- Hotel (Buildings 2 and 3) are in the GB Zone
- Powerhouse (Building 9) is in the LB and GB Zone
- Artist Live/Work & Event Space (Buildings 4 and 5) are in the GB Zone
- Residential Buildings (Buildings 7, 8, and 9) are in the GB Zone
- Parking spaces occur in the GB, LB, HI, and RD-5 Zones

The proposed uses are consistent with the Zoning Code requirements for each zoning district, and are either permitted as of right, or with Special Use Permits.

Architecture

The renovation and adaptive re-use of the Roundhouse (Building 1) would reestablish the building as a significant part of the traditional structures along the Main Street corridor. This structure was originally built in the 1800's and its rehabilitation and re-use as a restaurant and hotel will ensure that the neighborhood fabric of the Main Street area remains anchored to its historic roots. The Powerhouse building (Building 9) will be rebuilt on its existing foundation, and the exterior appearance will reflect the architecture of the existing buildings on the site. The renovation of the 2 historic mill buildings (Buildings 2 and 3) would result in almost no change to the existing condition, apart from improvements to the under-utilized buildings. Partial demolition of the Artist Live/Work

and Event Space buildings (Buildings 4 and 5) will reveal the original historic structures that have been partially concealed over time by subsequent additions that detract from the historic nature of the original buildings. The configuration of the new residential buildings (Buildings 6, 7, and 8) at the northern end of the site has been designed to be similar to the height, style and massing of the existing historic mill buildings (Buildings 2 and 3); and the siting of the new structures maintains open areas around them. The new construction would not result in a significant loss of views to the mountains from the Main Street side of Fishkill Creek; and of Fishkill Creek from the neighboring properties to the east of the site. The structures that make up the new residential buildings have sections that are raised above the 1st floor and would allow views through the site to the Fishkill Creek and beyond. The new buildings will be solid, well-built structures that will look and feel as though they have always been a part of the site.

Green Building Practices

One of the goals of the project is to obtain the highest LEED certification possible, given development budgets and existing conditions of the buildings. This will be accomplished through landscaping, stormwater management, adaptive re-use of existing buildings and construction of new buildings using environmentally responsible materials and systems. Additionally, as mentioned above, the Applicant has partnered with an experienced local hydroelectric operator to restore the historic Powerhouse building on the Fishkill Creek (Building 9) and re-use the original turbine resident in the Powerhouse to generate hydroelectric power from the waters of the Fishkill Creek.

Ownership

The site, excluding the construction of Buildings 6, 7, and 8 on the subdivided parcel, will be developed as a mixed-use condominium development. The condominium development will consist of the 7 artist live-work spaces (Buildings 2 & 4) (each owned as individual units), the hotel property comprising Buildings 1, 2, 3, and 5 (owned as a single unit), and the Powerhouse (Building 9) (owned as a single unit), for a total of 7 units. The Applicant will own and operate the hotel unit. The Powerhouse unit will be sold to Applicant's hydroelectric operator. The 5 artist live-work spaces will be sold to the general public on an individual basis.

Specifics regarding the condominium bylaws and other legal arrangements are currently under consideration, and will be finalized after Planning Board approval has been granted. Applicant has retained the law firm of Certilman Balin Adler & Hyman, LLP, to handle the formation of the condominium. The firm has experience in Beacon via its work on behalf of the Tallix development adjacent to Fishkill Avenue.

The Applicant has sold Buildings 6, 7 and 8 to another Owner, who is renting the apartments. ~~Units in these buildings may be rented as apartments or sold as condominiums, depending on market conditions.~~

Traffic Access

Access to the restaurant, hotel, spa and event space portions of the site would be via full movement entrances/exits on East Main Street and Leonard Street. Access to the site via the access drive on East Main Street will connect at a "T"-intersection to East Main Street east of the existing bridge structure in the vicinity of the existing driveway. It is proposed that this intersection be controlled by a "stop" sign. The sight distance looking left is available up to Leonard Street, while the sight distance looking right is somewhat controlled by the bridge abutment at the Fishkill Creek crossing. The driveway as proposed on the site plan has been located to the maximum sight distance.

Access to the hotel, spa, event space and artist live/work portions of the site on Leonard Street would be via a reconstruction of the existing driveway opposite Amity Street. Clearing of excess vegetation will be completed to ensure proper sight lines. In addition, it is proposed that new pavement markings including centerline striping and "stop" signs be installed at this intersection.

Access within the hotel, spa, event space and artist live/work portions of the site would be conducted via the internal site driveway.

~~Access to the future residential portion of the site (Buildings 6, 7, and 8) would be via two full movement entrances/exits on Leonard Street. The location of these driveways as proposed on the site plan maximize sight distances and the final design will ensure that any clearing or grading be completed to accommodate entering and exiting vehicles.~~

Parking

The project will provide a total of 283-173 parking spaces located in a number of lots on the site, as well as one remote lot for valet parking off Main Street near Herbert Street. Parking will be screened by landscaping and decorative wood fencing to mitigate views from the street and neighboring properties. The total required number of parking spaces is 282 173. Therefore 1 extra parking space is provided in addition to the required parking. The provision of sufficient on-site parking for the residents and users of the hospitality portion of the site ensures that on-street parking would continue to be available for patrons of Main Street businesses and neighboring residents. The following table summarizes the parking requirements:

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Hotel <i>1 space for each hotel room, plus 1 space for each employee, plus 1 space for each 50 square feet of floor area of restaurants, bars, and other public rooms, other than lobbies, devoted to patron use</i>	51 Rooms (14 in Roundhouse & 37 in Mill) + 8 employees	59
Restaurant in Hotel <i>1 space for every 50 square feet of floor area for patron use</i> <i>Note that the net area excluding kitchen, bar, toilets, and storage is 2,182 sf. Based on area, 44 parking spaces are required.</i>	2,182 sf	44
Hotel Administration Office <i>Non-simultaneous accessory to hotel use</i>		0 (See Note 4)
Event Space (Place of Assembly) <i>1 space for each 4 seats, or in places without seats, 1 space for each 100 square feet of floor space used for public assembly</i>	226 seats (57 spaces) 4,067 sf area (41 spaces) <i>Note that area does not include reception space, which is non-simultaneous occupancy</i>	57
Artist Live Work Space <i>1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live work space containing retail area</i>	(7) artist live/work spaces without retail area - 11 bedrooms total	10
Apartments 1 space per apartment + 1/4 space per bedroom	(78) apartments (40) 1 bedroom (38) 2 bedroom	107 (SEPARATE PROPERTY OWNER - NOT PART OF ROUNDHOUSE PROJECT - NOT COUNTED IN TOTAL REQUIRED PARKING)
Laundry / Utility 1 space per 1,000 sf	2,000 sf	2
Power House		1
Total Required Parking Spaces		173
Total Proposed Parking Spaces		173

In an effort to reduce the project's environmental impact on the Fishkill Creek, the Applicant has proposed landbanking 46 parking spots in the valet parking lot off Main Street near Herbert Street. ~~This is authorized by the City's zoning law, which permits landbanking of up to 10% (28 spots in this case) of a proposed project's parking spots.~~ Since the valet lot will most likely only be used by valets parking cars at larger events held at the event space, it is the Applicant's belief that landbanking these 46 parking spots will not adversely impact the availability of parking on the site for hotel and restaurant patrons.

The landbanked spaces can be converted to paved parking spaces if required after a determination of the actual usage requirements by the Applicant or the Planning Board. Suitable agreements between the Applicant and the City, satisfactory to the Planning Board, will be provided to assure construction of the landbanked spaces should the Planning Board determine these spaces are necessary.

Hotel, Restaurant and Event Space Operations

The entire hotel premises (Buildings 2 and 3, and the hotel portion of Building 1) will be accessible to hotel guests 24 hours a day, 7 days a week, 365 days a year. Guest access to the hotel portion of the Roundhouse (Building 1) will be separated from access to the restaurant and will be via keycard. The Mill Building Hotel (Buildings 2 and 3) lobby will be staffed at all times, and all other entrances to the Mill Building Hotel will be accessible to guests via keycards. The restaurant in the Roundhouse (Building 1) will be open during standard restaurant operating hours, depending on market conditions. The Event Space building (Building 5) will be open only for events, with such events typically taking place on weekends and nights.

The Applicant intends to provide valet parking service for restaurant and hotel patrons as necessary given business conditions. Valet parking for events at the event space will be provided during those events. Valets will park patrons' cars in the valet parking lot off of Main Street near Herbert Street. Given the distance of the valet parking lot from the hotel, restaurant and event space, the Applicant intends to provide the valets with a car so they can travel from the valet lot back to the restaurant, hotel or event space to pick up patrons' cars.

Phasing

The project is composed of four phases. Phase I consists of site work and landscaping, demolition of the non-historic structures surrounding Buildings 4 and 5, and the restoration and development of the Event Space (Building 5) and Artist Live-Work Units (Building 4). The existing buildings on the subdivided parcel (proposed Lot 2) will also be demolished as part of this Phase. The proposed water and sewer mains will be installed up to the proposed property line adjacent to the Artist Live-Work Units. The water and sewer mains will be stubbed into proposed Lot 2 for future Phase IV. Water and sewer service stubs will be provided for the future Phase III Mill Building Hotel,

(Buildings 2 and 3), and Powerhouse Building 9. All existing water and sewer service connections to Buildings 4 and 5 and existing buildings on Lot 2 will be disconnected from the municipal system and capped in place or removed.

Phase II consists of the restoration and development of the Roundhouse building (Building 1). The existing water main beneath the bridge over the Fishkill Creek will be repaired as part of this Phase. The existing sewer service connection to the Roundhouse will be disconnected and replaced. New water and sewer service connections will be provided to the building. It has not been determined at this time, but it is the Applicant's expectation, based on the hydroelectric operator's estimates of the length of the federal approval process, the restoration of the Powerhouse building (Building 9) will begin as soon as approvals are granted. New water and sewer service connections will be provided to the Powerhouse building during such restoration.

Phase III consists of the restoration and development of the Mill Building Hotel (Buildings 2 and 3). Water and sewer service connections will be connected to the buildings from the stubs provided during Phase I. The Event Space Addition will be construction during this phase.

Finally, Phase IV consists of the new construction of the Residential Buildings on the subdivided parcel (Buildings 6, 7, and 8). The water and sewer mains will be extended from the stubs provided as part of Phase I work to serve the new buildings. The water main will connect to the existing City water main located beneath Leonard St.

Landscaping

Landscaping on this project will fulfill several goals. First, it will improve the aesthetic experience of the site through the removal of dead, diseased, and invasive vegetation, as well as non-vegetative debris, and replacement with gardens, planted parking islands, and shade trees. Additionally, a combination of fencing and plant material (trees, shrubs, perennials, vines, and ornamental grasses) will be employed to create a visual buffer between the street and parking areas. Plantings will also be designed to soften buildings while framing and enhancing views of Fishkill Creek and Mount Beacon.

Second, the landscaping will help with the management of stormwater runoff through grading, hardscape and softscape (vegetation) elements that will serve to slow, detain, and filter surface runoff. Third, implementation of the proposed landscaping plan will result in restoration of a native riparian habitat through removal of non-native and invasive species and planting of native trees, shrubs, and herbaceous plants. Fourth, the landscaping will improve safety conditions along the banks of the Fishkill Creek through planting, where possible, of evergreen or dense deciduous shrubs, obviating the need for guardrail fencing along steep drop-off areas of the creek.

A certified arborist has identified all dead, diseased, hazardous, and non-native/invasive trees that can and should be removed. He has also identified trees that should, if possible, be retained and protected during construction. Due to the industrial history of the site,

very few significant trees were identified. Trees to remain are shown on the site plan. It should be noted that while most trees along the banks of Fishkill Creek are proposed to remain, any trees to be removed will be cut close to the base, leaving the roots intact to maintain the integrity of the streambank.

Historic Preservation

As reflected in the site plan and architectural drawings submitted to the Planning Board, it is the Applicant's intention to restore the historic buildings to an appearance substantially similar to those buildings' actual historical appearance. As discussed above, the Applicant intends to construct the Powerhouse building and the new Residential Buildings in keeping with the historic appearance and character of the existing buildings on the site.

Storm Water

As site disturbance will exceed 1-acre, a full Storm Water Pollution Prevention Plan (SWPPP) will be prepared in order to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permit GP-0-08-001. The proposed disturbance area requires quality control of the storm water along with erosion and sediment control measures. Fishkill Creek bifurcates the two properties and runs in a south direction through the site. Fishkill Creek is classified as a fourth order stream; therefore, under the current permit, quantity control is not required and discharge directly to the creek without attenuation is permitted. Since the Creek has a substantial watershed, attenuating the site runoff and delaying the discharge to the Creek could actually exacerbate flooding problems within the watershed by discharging the site's runoff at a time closer to when the peak flow of the stream occurs. Since the site is very close to the bottom of the Fishkill Creek watershed, it would be beneficial to discharge the runoff as quickly as possible. This has been confirmed with a conversation with Pat Faracane of the NYSDEC. The permit does require qualitative treatment prior to discharge off site. Qualitative treatment will be established by providing a combination of storm water practices consisting of storm water infiltration basins, bioretention areas, and rain gardens. The use of these "best management practices" BMP's will ensure that the state standard goals are met.

Water Supply

At full build-out, the project is expected to require **26,592** gallons of water per day. Per conversations with the City of Beacon Water Superintendent, the anticipated increase in daily water demand is readily available. There is an existing 8" cast iron line connected to the City's 8" main in Leonard Street that feeds the existing buildings on the Leonard Street parcel. The 8" ductile iron line in Leonard St. was installed by the City in 2003. The Roundhouse building (Building 1) currently has no water service connection to the City's water main. There is a 12" cast iron water main that runs under the bridge over the Fishkill Creek, and dead ends at a hydrant on the opposite side of the street in front of the

Roundhouse building. This line is currently shut off at a water valve on the east side of the bridge due to a leak that occurred under the bridge in the winter of 2005. Repairs or replacement to the water main beneath the bridge will be necessary to put this section of water main back into service.

A new 4" service line will be provided to the Roundhouse building and will connect to the repaired 12" main beneath East Main Street. New service lines will be provided to all of the buildings on the Leonard Street parcel via a new 8" ductile iron water main connected to the existing 8" ductile iron water main beneath Leonard St. All old service lines including the 8" cast iron service line will be capped at the street ROW and abandoned in place or removed. The new on-site 8" water main will also connect to the existing 8" main beneath East Main Street to form a looped connection to the municipal system. The 8" line beneath East Main Street was installed by the city in 1997.

The proposed water main is shown on the plans as a private main with meter pits at each connection to the city's municipal system. The main will be offered to the city once it is complete. If the city takes ownership of the water main, the meter pits will not be required; however, in either case, individual meters will be provided at all of the buildings. If the new main is to remain private, cross easements will be provided along the main throughout the site with legally binding maintenance agreements for the benefit of each parcel for repair work if necessary. If the main is to be taken over by the City, an easement will be provided along the main through the site for allowance of maintenance and repairs by the Beacon Water Department.

Flow and pressure tests have been conducted on existing hydrants at both proposed water main connections. Two hydrants were tested for flow while monitoring pressure losses at two other hydrants per test hydrant. Each hydrant was flowed at a rate in excess of 1,400 gallons per minute with average pressure losses of 15 psi during maximum flow, and static pressures of 80 to 90 psi. Exhibit B "Engineer's Report Sewage Disposal and Water Supply" describes the flow tests and water demand in greater detail.

Sewage Disposal

At full build-out, the project is expected to generate **26,592** gallons of wastewater per day. Per 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. An 8" sewer main will be installed on site to convey the sewage to the City's municipal main. Most of the site's sewer connections are old and experience infiltration and inflow (I&I) problems. Several of the existing building's roof drains are tied into the sewer service connections. During rain storms, the flow into the City's sewer mains increases dramatically, which is a common problem in cities with old buildings. The increase in flow adds unnecessary strain to the existing sewer mains and sewer plant. Therefore, new sewer service connections will be provided at all of the buildings and all existing service connections on site will be disconnected from the City's mains and capped in place or removed. In addition, all roof drains will be disconnected from the building sewer and re-directed to a storm water management

system. This will eliminate (I&I) problems that currently occur on site; thus reducing I&I flow surges to the City's municipal system during rain storms. The new sewer main will connect to a manhole located on East Main Street. Sewage will be conveyed to the City owned sewer treatment plant which has a reported excess capacity of 3 million gallons per day. The sewer main will be offered to the City of Beacon. If the new main is to remain private, cross easements will be provided along the main throughout the site with legally binding maintenance agreements for the benefit of each parcel for repair work if necessary. If the main is to be taken over by the City, an easement will be provided along the main through the site for allowance of maintenance and repairs by the Beacon Sewer Department.

Braendly Fishkill Dam

The Braendly Fishkill Dam is a masonry dam located on the 2 East Main Street parcel. The Dam is registered with the New York State Department of Environmental Conservation (NYSDEC) as a Class B Dam (Intermediate Hazard), subject to regulation by the NYSDEC.

The Applicant's intention is to own and maintain the Dam per NYSDEC regulations, which require the following:

- Submit an Annual Certification to NYSDEC;
- Develop and submit to NYSDEC an Emergency Action Plan (EAP) by August 19, 2011 and submit annual updates to NYSDEC thereafter;
- Develop and implement an Inspection and Maintenance Plan by August 19, 2010;
- Have an Engineering Assessment (EA) conducted by a Professional Engineer and submit the Report to NYSDEC every 10 years with the first EA for a Class B dam due by August 19, 2015;
- Have a Safety Inspection conducted by a Professional Engineer on a regular schedule as defined in the Inspection and Maintenance Plan.

The Dam was last inspected by the NYSDEC on June 28, 2007. The inspector found no structural deficiencies, and no further action was required.

With regard to future inspections and maintenance, the Applicant's hydroelectric operator partner is required, prior to submission of an application as part of the hydroelectric licensing process with the Federal Energy Regulatory Commission (FERC), to have a complete Engineering Assessment performed. Additionally, as part of the hydroelectric licensing process, the NYSDEC will be notified of the Applicant's project plans at which point it can require, among other things, additional inspections. As the Applicant's hydroelectric operator partner intends to submit its application to FERC in September 2010, the Applicant anticipates a complete Engineering Assessment on the dam to be

completed this summer. Once the hydroelectric power portion of the project receives approval, FERC will conduct inspections of the dam every two years.

In the event the hydroelectric power portion of this project does not move forward, the Applicant will have a Safety Inspection performed before the end of the year and will conduct future inspections and maintenance of the dam as required by NYSDEC regulations.

Summary

Once completed, the project will add approximately 7 housing units, 51 hotel rooms, an 80-seat restaurant and a 226-seat event catering space to the Main Street corridor, and serve as an anchor for the east end of downtown Beacon. Given the paucity of hotel lodging within the City limits, and based on a feasibility study developed for the Applicant by HVS, a well-respected hospitality consultant, the Applicant expects operation of the hotel, spa, restaurant and event space to be a successful business enterprise that will help revitalize the east end of the downtown area by encouraging new visitors to Beacon, and allowing those who already visit to stay overnight. While the proposed project would generate some additional level of demand for community services, the City of Beacon Police Department and Fire Department have determined that the project will not create a significant increased demand for their services. Further, it is estimated that the additional tax and other revenues generated by the proposed project will more than offset the cost to the City. A Fiscal Impact Study prepared by Saccardi & Schiff, Inc., and attached as Exhibit C, determined that this project will have a significant net positive fiscal impact on the City of Beacon and on other local service and taxing jurisdictions. In addition to generating an annual surplus of revenue over cost to the City of between \$63,918 and \$150,018 and between \$190,489 and \$331,764 to the Beacon CSD when completed, the project will generate one-time, non-property tax revenues of \$653,717 for the City over the next 4 years.

Further, the project is net revenue positive to the City across all four phases, generating between \$10,809 and \$14,733 in net revenue for the City and \$29,422 for the Beacon CSD in Phase I, between \$17,798 and \$19,490 in net revenue for the City and \$43,696 for the Beacon CSD in Phase II, between \$17,829 and \$20,085 in net revenue for the City and \$46,398 for the Beacon CSD in Phase III, between \$16,738 and \$94,590 in net revenue for the City and between \$67,717 and \$208,992 for the Beacon CSD in Phase IV, and between \$744 and \$1,120 in net revenue for the City and \$3,256 for the Beacon CSD once the Powerhouse (Building 9) is completed. Further, once the Powerhouse has been reactivated, it will be assessed by the State and generate additional tax revenues at little or no additional cost to the City.

Besides the foregoing direct fiscal impacts, the study determined that the project will create approximately 139 jobs during construction, resulting in 135 person years of employment, almost \$10,000,000 in total employee compensation in New York State (125 person years and \$9,000,000, respectively, in Dutchess County alone) and nearly \$1,000,000 in non-property tax revenue. When completed, the project will contribute 35 permanent jobs to the local economy.

Additionally, development of the site is entirely consistent with multiple objectives of the City's Comprehensive Plan, as follows:

- Recommendation to encourage green building and develop sources of renewable energy in Beacon (specifically hydroelectric power from the Fishkill Creek).
- Recommendation to preserve and restore historic property.
- Recommendation to encourage development with a mix of uses in the former industrial sites along the Fishkill Creek and recommendation for green building.
- Recommendation to cultivate the growing artistic community.
- The Plan sets a goal of having 100,000 Sq. Ft. of improved floor area along Fishkill Creek by 2012. This project would ultimately contribute approximately 110,000 square feet of improved floor area.

Finally, the project will serve to restore an important and historic site that has been neglected for decades, before the buildings are beyond repair and are lost forever.

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

The project is an Unlisted Action under SEQRA regulations. At the Planning Board meeting on February 9, 2010, the Planning Board declared its intent to assume lead agency status and directed the circulation of the Part 1 Environmental Assessment Form (EAF) and supporting documentation to the appropriate agencies in order to obtain their consent to the Planning Board's designation as lead agency. Circulation of the EAF materials for designation of lead agency status occurred on March 10, 2010.

Assuming that no objection to the Planning Board being designated as lead agency is raised, and the Planning Board is designated lead agency, the following approvals are required for the project:

- City Planning Board:
 - Special Use Permit Recommendation
 - Site Plan Approval, including Architectural Review Board Certificate of Appropriateness
 - Subdivision Approval
- City Zoning Board of Appeals:
 - Variance Approval
- City Council
 - Special Use Permits
- City Building Department:
 - Building Permit
- County Health Department:
 - Sewage Disposal and Water Supply
- New York State Department of Environmental Conservation:
 - SPDES Storm Water Permit
- U.S. Army Core of Engineers
 - Storm Water Outfalls Permit
 - Dewatering and Cofferdam Permit
- Federal Energy Regulatory Commission
 - Order Granting Exemption from Licensing of a Small Hydroelectric Project of 5 Megawatts or Less

Pursuant to SEQRA, the EAF is required to assess the relative significance of potential environmental effects attributable to a project. Part 1 of the EAF provides numerical and other basic data to establish the potential environmental impacts of the project. Part 2 of the EAF is a checklist used by the Lead Agency to review the information submitted by

the Applicant in Part 1. Part 3 of the EAF contains a detailed evaluation of the importance and severity of the impacts identified in Parts 1 and 2, and includes information on how such impacts can be mitigated.

PLANNING BOARD REPORT UNDER BEACON CODE SECTION 223-18(C)

In conjunction with its Site Plan review, Section 223-18(C) requires the Applicant to submit a plan for the proposed development showing the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, type and location of exterior lighting, drainage improvements, special features and any other pertinent information, including information about neighboring properties.

As shown on the submitted site plans and discussed in the attached EAF Parts 1, 2, 3, as well as this document, adequate provisions for all of the requirements of Section 223-18(C) have been provided. The Applicant will continue to clarify these items in conjunction with its discussions with the Planning Board during the course of the approval process.

SPECIAL USE PERMIT REVIEW

With regard to its Special Use Permit review, Section 223-18(B) of the City Code requires the Planning Board to submit a report to the City Council authorizing site plan approval and the issuance of a special use permit if it finds that the following conditions and standards have been met:

- The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located;
- The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings;
- Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit; and
- Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

The Applicant submits that the project as currently designed meets the criteria of Section 223-18(B) for the following reasons:

1. The arrangement of site improvements, landscaping, site lighting, site ingress and egress, adaptive re-use of existing buildings, and the architecture of proposed new construction ensure that the project will *"be in harmony with the appropriate and orderly development of the district in which it is located"*. The proposed uses are consistent with a number of goals outlined in the Beacon Master Plan, and the essential character of the neighborhood would not be impacted by the project, and will indeed be enhanced by the proposed improvements.
2. The proposed improvements to the buildings and landscaping are consistent with the surrounding neighborhood and *"are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings"*. The development of this project will strengthen the character of the existing neighborhoods and provide additional customers for Main Street businesses.
3. The operations of the Hotel, Event Space, Artist Live/Work Spaces, and the residential development, which require special use permits, *"will not be more objectionable to nearby properties than would be the operations of any permitted use, not requiring a special permit"*. The Hotel is a quiet use, similar to residential. The Event Space is similar to a restaurant use, and its operations will be conducted primarily indoors. The Event Space is contained in a solid brick building, and measures will be taken in the renovation of the building to ensure that acoustic privacy is maintained. The Artist Live/Work Spaces are residential in nature, and according to the Beacon Zoning Code, the tenants must be artists whose endeavors are quiet. The residential development is in harmony with the multi-family residential uses on Main Street and in the surrounding neighborhood.
4. Parking is of adequate size for each of the proposed uses, and will be suitably screened from adjoining residential uses by landscaping and fencing.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Roundhouse at Beacon Falls		
Project Location (describe, and attach a general location map): 2 East Main Street		
Brief Description of Proposed Action (include purpose or need): Renovation of existing building to create the following uses: Hotel Restaurant Artist Live Work Residential Event Space Hydroelectric Powerhouse 2. Parking 3. Landscaping		
Name of Applicant/Sponsor: 10 Boulevard LLC	Telephone: 845-765-0061	
	E-Mail:	
Address: 217 Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City Council - Special Use Permit	May 2010; February 2013; February 2018
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan Approval, Subdivision Approval	February 2010, February 2018
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Zoning Board - Variances	February 2010, February 2013
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit	July 2010, June 2013, October 2018
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Department of Health	March 2010
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES permit	March 2010
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Army Corps of Engineers Federal Energy Regulatory Commission	May 2010, September 2010
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

GB - General Business; CB - Central Business; LB - Local Business; HI - Heavy Industrial; RD-5 - Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

City of Beacon

c. Which fire protection and emergency medical services serve the project site?

City of Beacon

d. What parks serve the project site?

Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Hospitality, Residential, Restaurant, Event Space

b. a. Total acreage of the site of the proposed action? 8.943 acres

b. Total acreage to be physically disturbed? 0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.943 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: 10 Hotel Rooms

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>One</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>15</u> feet height; <u>26.10'</u> width; and <u>17.75'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>486</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 26,592 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Beacon
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 26,592 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Construction of Lobby Addition. 8am-5pm weekdays for approximately 2 months</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>New shielded exterior building mounted lights at lobby door</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 15 tons per _____ month (unit of time) • Operation : _____ 12.3 tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Bins for recyclable materials will be provided</u> • Operation: <u>Bins for recyclable materials will be provided</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Royal Carting</u> • Operation: <u>Royal Carting</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and coverts on the project site.

Land use or Covert	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.45	4.46	.01
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn & Landscaping	3.49	3.49	0

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ 5 feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <10 %	
c. Predominant soil type(s) present on project site: _____ Urban _____ 100 %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ 5-6 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 84 % of site	
<input checked="" type="checkbox"/> 10-15%: _____ 8 % of site	
<input checked="" type="checkbox"/> 15% or greater: _____ 8 % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>None _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 10 Boulevard LLC Date August 28, 2018

Signature _____ Title Robert McAlpine - Sole Member 10 Boulevard LLC