

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR APPROVAL OF
AMENDED SPECIAL PERMIT AND AMENDED SITE PLAN
FOR 2 EAST MAIN STREET (ROUNDHOUSE)**

Parcel Nos. 6054-30-171812 & 6054-30-195787 (formerly)
Parcel Nos. 6054-30-168772, -164762, -176760, -184766 (current)

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as “none” or “small.” Based upon a review of Parts 1 and 2 of the Long Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the further amendment of a Special Permit and Site Plan previously approved and later amended for the renovation and re-use of several existing buildings, construction of new buildings and general improvements to property formerly designated as 2 East Main Street and 10 East Main Street (also known as 10 Leonard Street), and formerly designated at Parcel Nos. 6054-30-171812 & 6054-30-195787 on the City Tax Map. As originally approved in 2010, the Project consisted of the conversion of the Roundhouse building to a hotel and spa with an 80-seat restaurant, conversion of two existing brick mill buildings to a hotel, conversion of another existing building for artist live/work spaces and an event space for approximately 250 guests, restoration of an historic hydroelectric powerhouse, and construction of 78-multi-family residential units in three buildings in the northeastern portion of the site. The project also included a subdivision of the property into two lots (one for the Hotel and Artist Live/Work component and the other for the Multi-Family component). On April 13, 2010 the Planning Board, acting as SEQRA Lead Agency, adopted a Negative Declaration for the overall Project. On May 17, 2010 the City Council granted Special Permit Approvals and on June 8, 2010 the Planning Board granted Subdivision, Site Plan and Certificate of Appropriateness Approvals for the project.

In 2013, the City Council and Planning Board approved amendments to the Special Permit and Site Plan Approvals for the Hotel and Artist Live/Work component of the project,

respectively, to permit a reduction in the total number of hotel rooms from 58 to 41, addition of a private dining room to the Roundhouse building, and addition of two Artist Live/Work spaces to the Mill building. Pursuant to SEQRA, a Negative Declaration was issued for the proposed amendments.

The Applicant is currently seeking a further amendment to the Special Permit and Site Plan Approvals granted in 2010 and 2013 by the City Council and Planning Board, respectively. The Proposed Action includes the following amendments:

1. Replacing the 2nd floor private dining room in the Roundhouse building with a hotel administration office.
2. Replacing the spa in the Mill building with 10 additional hotel rooms.
3. Lobby addition to the “link” at the Mill building.
4. The valet parking/landbanked parking area at the corner of Main Street and Herbert Street will have the exposed gravel removed, topdressed with topsoil and hydroseeded.
5. The entrance road from East Main Street is proposed to be widened from 24 feet to 28 feet to allow for 10 new off-street parallel parking spaces.
6. Planting 12 arborvitae in front of the low retaining wall at the parking lot along East Main Street.

The Proposed Action is an Unlisted action and does not involve amendments to the multi-family residential component which is now reportedly under separate ownership from the hotel and artist live/work space component of the overall project. The Planning Board opened a public hearing on September 11, 2018 to consider comments regarding any environmental impacts of the Proposed Action. The SEQRA public hearing was closed on October 10, 2018. As Lead Agency, the Planning Board has reviewed the significance of impacts resulting from the proposed amendments by comparing the 2013 approved condition to the 2018 proposed condition. The following findings are adopted by the Planning Board in support of its conclusion that the proposed amendments will not result in any significant adverse environmental impacts.

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 project site is currently improved with several buildings which collectively contain a restaurant, hotel, event space, and artist live/work spaces. An historic, hydroelectric powerhouse is also located on the project site. The project site which is the subject of the Proposed Action does not include the previously approved multi-family residential units for which no amendments are currently proposed.

The Proposed Action involves minimal disturbance to land. Proposed disturbances include a lobby addition to the Mill building, widening the entrance road from East Main Street for the construction of 10 off-street parallel parking spaces, and improvements to the valet/landbanked parking area at the corner of Main Street and Herbert Street to remove exposed gravel, add topsoil and hydroseed. Landscape plantings along East Main Street are also proposed.

The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **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 proposed to be disturbed on the project site.

- **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 will be connected to the existing public water distribution and sanitary sewer systems. Water usage and liquid waste generation is anticipated to be 26,116 gallons per day which is 1,236 gallons per day less than that which was approved in 2013 (27,352 gallons per day). Adequate water supply and sewer capacity exist for these additional flows.

The Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **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.**

No changes in stormwater impacts are anticipated as a result of the proposed amendments which involve minimal site work and disturbance. All land disturbances will be subject to appropriate erosion and sediment control measures during construction.

The Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

The proposed amendments will not have a significant adverse impact on air, even during construction where land disturbance is expected to be minimal.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

No trees are proposed to be removed as part of this application. The proposed amendments will not result in any significant adverse environmental impacts on plants or animals.

- **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 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 nor 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 Long EAF indicates the project site is near to the Beacon Engine Company No. 1 Firehouse which is listed on the National Register of Historic Places, however, that building is located on the opposite side of Main Street from the project site, approximately 1 mile away. The project site itself is comprised of renovated or re-used historic buildings which enhance the area's historic character. The proposed lobby addition to the Mill building has been designed in a manner that is consistent with the historic nature of the existing building.

The proposed amendments will not have any significant adverse impacts 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.

- **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.**

Based on Tables 1-R, 1-R (Modified for 2018 Amended Plan) and 1-S, annexed to the Long EAF Part 1, the vehicle trip differentials from the 2013 approved condition to the 2018 proposed condition result in the same or fewer vehicle trips for each study point.

In the Peak AM Hour, entry trips remain constant whereas exit trips will be reduced by 1. In the Peak PM Hour, entry trip will be reduced by 1 and exit trips will remain constant. In the Peak Saturday Hour, entry trips will be reduced by 7 and exit trips will be reduced by 4.

The number of off-street parking spaces will remain compliant with the requirements of the City Zoning Code. In the proposed condition, 173 off-street parking spaces are required and 175 off-street parking spaces are proposed. This total does not include 107 parking spaces that are required for the multi-family residential units on the adjacent parcel. The 175 parking spaces include 10 new parallel parking spaces along the west side of the East Main Street entry road and 46 landbanked parking spaces in the valet parking area near the intersection of Main Street and Herbert Street.

The proposed amendments will not result in a significant adverse impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The proposed amendments will not result in a significant adverse impact on energy.

- **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. Outdoor lighting will be shielded. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. 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 proposed amendment will not result in a significant adverse impact on human health.

- **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 and consistent with the character of the existing neighborhood.

Based upon this information and the information in the Long 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.

Adopted: October 10, 2018
Beacon, New York

Motion by _____, seconded by _____:

Gary Barrack	Voting: _____	Jill Reynolds	Voting: _____
David Burke	Voting: _____	Randall Williams	Voting: _____
Patrick Lambert	Voting: _____	John Gunn, Chairman	Voting: _____
Rick Muscat	Voting: _____		