

CHAI BUILDERS CORP PROPOSED MULTIFAMILY DEVELOPMENT AND OFFICE BUILDING SUMMARY OF CONSISTENCY WITH FCD APPLICATION REQUIREMENTS

This document addresses each of the requirements for a Fishkill Creek Development (FCD) application. Please refer to the Full Environmental Assessment Form (FEAF) Narrative for further details and evaluation of potential impacts.

Per 223-41.13.F(1), the application shall include the following:

- (a) A written description of the Fishkill Creek development project(s) concept plan, and a description of the manner in which such proposal meets the purposes of the Fishkill Creek Development District; how it is consistent with the City of Beacon Comprehensive Plan and, if applicable, Local Waterfront Revitalization Plan; and the manner in which the public interest would be served by the proposed Fishkill Creek development, including a description of the benefits to the City.*

Description

The Applicant, Chai Builders Corp., proposes the redevelopment of the northern portion of the former Tuck Industries manufacturing site with a 64-unit multifamily residential development and a 25,400 square foot (SF) office building, with associated parking. A Greenway Trail for public use is proposed along the Fishkill Creek. The 9.18-acre project site consists of two tax parcels identified as parcels 5954-16-993482 and 6054-45-012574 on the City of Beacon tax map, which are proposed to be consolidated. Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via easement. A second gated access for emergency and pedestrian use only is provided from Wolcott Avenue (NYS Route 9D). The proposed development is contained almost entirely within the former Tuck Industries development area.

Consistency with Purposes of the Fishkill Creek Development (FCD) District

Section 223-41.12 provides the three purposes of the Fishkill Creek Development District as follows.

- A. Encourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses. Properties in this category are generally more remote from the Central Business District than other under-utilized industrial sites, and are not as well suited to continued industrial development as properties on the north end of the Fishkill Creek corridor.*

The project will fulfill this purpose, as it represents redevelopment of an abandoned industrial site with a mix of residential and non-residential uses. The Zoning Law Section 223-41.13(B)(1) specifically permits “attached apartment and multifamily dwellings” and “professional and business offices in buildings that face streets” in the FCD district. The proposed density of 64 dwelling units is permitted by zoning, as shown in the density calculations which are provided on Sheet EC1 of the site plan set.

- B. *Establish and preserve open space corridors along Fishkill Creek and the Hudson River, and seek open space linkages to the large areas of open space in the Hudson Highlands on the slopes of Mount Beacon.*

The proposed project provides a buffer along the Fishkill Creek, with setbacks that range from 35 feet to 95 feet, with an average setback of 69 feet from the Fishkill Creek. The proposed layout avoids any development along the steep areas that surround the creek, as well as floodplain areas. This will supersede the 6-foot easement along the Fishkill Creek shown on the filed subdivision map.

- C. *Continue to develop greenways along the Hudson River and Fishkill Creek for public recreation, and provide linkages to trails towards the Hudson Highlands and the slopes of Mount Beacon. Improve boat access to Fishkill Creek and the Hudson River. Determine the future use of the railroad tracks along Fishkill Creek for vehicles capable of utilizing the tracks or for a bicycle and pedestrian path, and implement the decision.*

The project includes the construction of a Greenway Trail that extends along the easterly boundary of the property along the Fishkill Creek. The trail extends a distance of approximately 1,270 feet, representing a significant addition to the City's Fishkill Creek Greenway & Heritage Trail (FCG&HT) Master Plan fulfillment. This trail will connect to Wolcott Avenue by means of a stairway and by access along the emergency access to Wolcott Avenue, and to the Sisters property to the South. Public access to the trail is also provided from Tioronda Avenue.

Consistency with City of Beacon Comprehensive Plan and LWRP

Section 2.0 of the Full Environmental Assessment Form (FEAF) Narrative provides this information.

Benefits to the City

The project will transform an abandoned industrial site into a new mixed-use development which will improve the aesthetics of the site with architecturally pleasing buildings and new landscaping. The project includes a Greenway Trail along the Fishkill Creek that will be accessible to the public and which can connect to adjacent properties. The width of the proposed trail easement varies from 10 feet to 20 feet. Presently, the City has only a 6-foot wide easement at the property edge, pursuant to the filed subdivision map. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the City, and is a major benefit to the City. The proposed project will enhance the site, thus improving the value and development capability of nearby properties.

- (b) *A land use plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreation facilities, utility and maintenance facilities and open space.*

Please refer to Site Plan set.

- (c) *An indication of the approximate square footage of buildings, the approximate number of dwelling units of each housing type and size, and the approximate amount of floor area of each type of nonresidential use.*

Please refer to Sheet SP2 of the site plan set. The project includes 28 one-bedroom dwelling units and 36 two-bedroom dwelling units. The project also includes a 25,400 square foot (SF) three-story office building. Floor plans for the residential buildings have been provided.

- (d) *An indication of the appropriate number of parking and loading spaces in relation to their intended use.*

Sections 6.2 of the FEAF Narrative provides calculations for required parking and a description of the proposed parking.

- (e) *A general indication of any phasing of construction.*

The project will be constructed in one continuous phase.

- (f) *The general configuration of the interior road system, connection/access to the adjoining road system, and an analysis of the need for and the feasibility of providing emergency access.*

The Fishkill Creek Development District properties cover an extensive length along the Fishkill Creek, extending north across Wolcott Avenue and south along Tioronda Avenue and South Avenue. The Metro North Railroad property lies between Tioronda Avenue and the properties, along their westerly borders.

Access to the project is provided from Tioronda Avenue over a grade crossing easement granted by Metropolitan Transit Authority (MTA). The grade crossing provides access both to the Beacon 248 property and to the adjoining Sisters property, avoiding multiple accesses onto Tioronda Avenue. The filed Subdivision Map (FM #10970 filed February 20, 2000) provides for the shared access. The properties may also share emergency access. The Applicant will offer emergency access to the other owners of the FCD properties subject to contribution of a fair share of the costs of building the emergency access. The 555 South Avenue property has its own entrance, at a point approximately 2,400 feet south of the entrance to Beacon 248.

The general interior configuration of the project road system is shown on the plans. The road system provides for circulation by means of a left turn inside the site to reach the proposed buildings, and a right turn inside the site to reach Sisters property. Parking is provided in a surface lot between the office building and the residential buildings, and also in a parking garage located below grade that extends under and between the two residential buildings.

- (g) *A plan showing the relation of the proposed uses to existing and proposed uses adjacent to the site that are not part of the application.*

The Applicant has control of the 9.18-acre project site. The adjacent properties in the FCD District are owned by separate owners, over which the Applicant has no control. A previous site plan approval for the Sisters Property has expired, and it is uncertain what, if any, amended plans may be forthcoming in the future. However, it is clear that the Applicant's proposed shared access with the Sisters site would function well for any layout of Sisters property that complies with zoning.

There is no known conceptual layout for 555 South Avenue, but it is believed that it may be developed for townhouses. This property is remote from the project site and has a separate access.

- (h) *The general configuration of the pedestrian circulation system, the connection of such pedestrian passageways to adjoining properties and a description of how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan.*

The site plan shows showing pedestrian circulation through the site. The Greenway Trail would connect to the property to the south. This property to the south does not have an official "Greenway Trail" on the property; however, there is a 6-foot wide trail easement along the property boundary with the Fishkill Creek, which was designated at the time the property was subdivided. At the north end of the project site, the Greenway Trail connects to Wolcott Avenue.

- (i) *The proposed architectural treatment of views and viewing points from the site to Fishkill Creek; to the site from Fishkill Creek; and over the site from important viewsheds, including those identified in the LWRP, all subject to the City Council's review of photo-simulations as it shall request the Applicant provide.*

Architectural elevations and cross sectional views are included with this submittal, and Section 12.0 of the FEAF Narrative provides architectural information and preliminary information on potential visual impacts. The properties to the west are much higher in elevation than the project property, and the site drops off to a lower elevation east of the tracks. Because the project site is at a lower elevation than much of the surrounding area, only the higher portions of the buildings are likely to be visible.

The City's Local Waterfront Revitalization Plan designates 13 local viewsheds under Policy 25A that are designated for protection. The project site is not within any of the designated viewsheds. The proposed layout follows the applicable LWRP recommendations for developing in scenic view sheds. The proposed layout maintains the original land form, i.e. using the existing disturbed area from the former heavy industrial development, while preserving the area at the top of bank of the Creek. The natural grade changes across the site (west to east) serve to screen the parking and lower the height of the buildings as viewed from Tioronda Avenue and from residential properties across Tioronda Avenue.

The proposed architectural design employs appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.

- (j) *Descriptions, sketches, and sections showing the design scheme contemplated for the entire development and specifically for any public spaces or major elements of the plan.*

Architectural elevations of the buildings and cross sectional views are provided.. The Greenway Trail will be constructed to the guidelines of the City's FCG&HT Master Plan. The provision of the trail easement is a major benefit to the City. The width of the proposed trail easement varies from 10 feet to 20 feet. Presently, the City has only a 6-foot wide easement at the property edge, pursuant to the subdivision map. The project site contains a very attractive section of waterfront, including views of a waterfall.