23 – 28 Creek Drive

FULL ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR CONCEPT PLAN APPROVAL

By 23-28 Creek Drive, LLC

For premises located at:

23 – 28 CREEK DRIVE
BEACON, NY 12508

SUBMITTED TO:

CITY OF BEACON CITY COUNCIL

OCTOBER 23, 2018

CONTRIBUTORS

Applicant:	**Weber Projects III, LLC** Beacon, NY 12508
Architect:	**Aryeh Siegel, Architect** 84 Mason Circle Beacon, NY 12508
Landscape Designer:	**Landscape Restorations** P.O. Box 286 Beacon, NY 12508
Civil Engineer:	**Hudson Land Design** 174 Main Street Beacon, NY 12508
Surveyor:	**TEC Land Surveying, P.C.** 15C Tioranda Avenue Beacon, NY 12508
Project Attorney:	**Cuddy & Feder, LLP** 445 Hamilton Avenue 14th Floor White Plains, NY 10601

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2. Part 1 Full Environmental Assessment Form

In addition, site development plans and drawings prepared by Aryeh Siegel, Architect, Hudson Land Design, Landscape Restorations, and TEC Land Surveying, and submitted to the Planning Board with the application materials, are made part of this document by reference.

INTRODUCTION

Summary

The 23-28 Creek Drive project is located on the former City of Beacon Department of Public Works (DPW) property in the City of Beacon, Dutchess County, New York. The parcel consists of approximately 2.81 acres of land, is located at 23-28 Creek Drive behind the 7-15 Creek Drive project, adjacent to the Fishkill Creek, and consists of the proposed redevelopment of the site to allow for construction of new buildings, in addition to parking, landscaping and other general improvements to the site.

The Applicant proposes to demolish the existing buildings on the site in order to construct a new mixed-used commercial/residential building with 13,771+/- sq. ft. of commercial space and nine (9) residential apartment units. The project also includes an extension of the City's Fishkill Creek Greenway & Heritage Trail ("Greenway Trail") through the site and the creation of a large creek-front public park. Additionally, parking, paving, landscaping, and other site improvements will be part of the proposed development.

The property abuts the property located at 7-11 Creek Drive, which is also owned by the Applicant. The proposal for the former DPW site incorporates the new drive on the Applicant's property. The Applicant hopes to use crushed rock from site demolition at his adjacent property as fill on the subject site to alleviate some of the elevation differences at the head of the Greenway Trail near NYS Route 9D. The Applicant proposes to create a public park, integrated with the Greenway Trail, at the end of the property near NYS Route 9D.

Existing Conditions

The site has been previously developed by the City of Beacon and currently contains several buildings including a salt shed that will be demolished to allow for the proposed development. Since the site served as a former DPW yard, there is potential for previous contamination of the soils from machinery, storage of salt and other materials typically used by municipalities. A Phase I Environmental Site Assessment revealed diesel contaminants in portions of the site. The existing contaminated soils will be remediated in accordance with NYSDEC regulations.

Zoning and Approvals Sought

The site is located in the FCD – Fishkill Creek Development zoning district.
The proposed uses are consistent with the Zoning Code requirements for the zoning district, and are permitted as of right, via Concept Plan Approval from the City Council, and Site Plan approval from the City of Beacon Planning Board.

The proposed development also requires the following area variances from the Zoning Board of Appeals (ZBA):

- 4-story building where 3-stories are permitted;
- Building height of 53.5' where 40' is permitted;
- Apartment size exceeding 2,000 sq.ft. for two (2) of the proposed apartments, and
- Lot Frontage on a public street right-of-way in the FCD.

Architecture

The proposed 4-story mixed-use building has a brick commercial 1st floor base over the 34 car garage. The upper portion of the building is clad with galvanized metal siding with a natural finish. The proportions of the overall structure, and the large scaled windows reference the original factory buildings along the Fishkill Creek. Monumental exit stairs cascade down the front of the building, and eliminate the need for internal stair towers.

There are 7 duplex units on the 2nd and 3rd floors, with two larger single floor units on the 4th floor. The duplex units have private roof terraces over the 1st floor overlooking the Creek. The 4th floor units have access to private decks on the upper roof.

The 1st floor commercial space has 14-foot-high ceilings, and the residential floors all have 10 foot ceilings.

Ownership

The proposed apartments and commercial space will be owned by one entity and offered for rent.

Traffic Access

Access to the site will be via the internal driveway through the 7-15 Creek Drive property. Creek Drive will remain in place; however will only be used for emergency access. A gate with Knox box or some other means of blocking Creek Drive is proposed to deter drivers from using Creek Drive, as the existing curb cut at the 7-15 Creek Drive development was determined to have better sight distance as part of that project.

Parking

The project will provide a total of 84 parking spaces located in a number of lots on the site, as well as beneath the building. Parking will be screened by landscaping to mitigate views from the street and neighboring properties. The total required number of parking spaces is 83. Therefore 6 extra parking spaces are provided in addition to the required parking. The provision of sufficient on-site parking for the residents and users of the commercial portion of the site ensures that on-street parking will not be used for this development. The following table summarizes the require parking spaces.

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential Use *1 space for each dwelling unitt, plus 1 /4 space for ebedroom*	9 Apartments + 20 bedrooms	14 spaces
Office (Shared Workspace) *1 space for every 200 sqft of floor area.*	13,771 sf	69
Total Required Parking Spaces		83
Total Proposed Parking Spaces		84

Office Space Operations

The proposed project will provide a total of 13,771 sq. ft. of commercial shared office/work space, primarily on the second story of the proposed building, with some of the commercial space located in two smaller buildings. The shared office/work space will be available for the residents of the building as well as the general public. An outdoor patio will be provided on the main building outside of the shared office/work space.

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. Plant and tree species will be native with many species of ornamental grasses that are drought tolerant.

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.

Lot Line Realignment

A lot line re-alignment is proposed between the subject parcel and the adjacent 7-15 Creek Drive parcel that the Applicant owns. This will allow for the proposed parking lots to lie on the subject parcel after the alignment. The 7-15 Creek drive parcel will convey approximately 0.44+/- acres of lot area to the subject parcel. The resultant lot areas for

the 7-15 Creek Drive parcel and the subject parcel will be approximately 1.503+/- acres and 3.246+/- acres, respectively

Greenway Trail and Park

An 8' wide Greenway Trail is proposed to link up with the existing Greenway Trail on the 7-15 Creek Drive project to Route 9D. There is a substantial elevation difference between the grade on the south side of the site and NYS Route 9D. As such, the Applicant will work with the Greenway Trail Committee and the City to come up with the best solution for providing a walking path that provides accessible passage to the greatest extent possible.

A park will also be provided in the southern portion of the site that will offer passive on-site recreation to residents and the public.

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-0-15-002. The proposed redevelopment of the property will result in a slight decrease in impervious area (including the proposed impervious area within the lot conveyance area). As such, under Chapter 9 of the NYSDEC Stormwater Manual, the proposed redevelopment of the property requires quality control of 25% of the impervious surface associated with the site as well as erosion and sediment control measures.

The Fishkill Creek borders the east side of the property and runs in a southerly direction. The 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 if a downstream analysis reveals that quantity for the 10 and 100 year storms is not required.

The Fishkill Creek has a substantial watershed and attenuating the site runoff and delaying the discharge to the Fishkill 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 representatives 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, and underground infiltration. 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 2,920 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 new 8" ductile iron main that was installed within 7-15 Creek Drive during construction of that site to replace a 6" asbestos clay pipe (ACP) that ran through the property. The 8" ductile iron water main (DIP) was connected back to the 6" ACP pipe with a water valve and stub, so that the main could be extended in the future without shutting down the water main through 7-15 Creek Drive.

The 6" ACP main continues into the subject parcel and terminates at an existing hydrant. The 6" ACP water main will be replaced with new 8" DIP water main into the site and terminate at a proposed hydrant. The existing hydrant will be relocated as part of the project providing two on-site hydrants. A 6" DIP service line will be provided to the new building for domestic and fire flow needs.

Flow and pressure tests have been conducted on existing hydrants at the intersection of Main Street and Churchill Street, and the intersection of Churchill Street and Spring Valley Street. Two (2) 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 88 to 100 psi.

Sewage Disposal

At full build-out, the project is expected to generate 2,920 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. There is an existing 30" sewer main that runs through the site. The proposed main building will tie into the 30" sewer main via an insertion (dog house) manhole. The sewer main will also be relocated through a portion of the site to allow for construction of the main building. A combination of insertion manholes and a standard manhole are proposed along with new 30" SDR 35 PVC sewer main to bypass the building.

Most of the site's sewer connections are old and experience infiltration and inflow (I&I) problems; however, the City has been working diligently to correct I&I issues with the old infrastructure by eliminating sources of stormwater discharges into the sewer, and infiltration by replacing old infrastructure.
An on-site I&I study was conducted on site, and it was determined that no building rooftops or floor drains discharge to the City sewer. 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, a new sewer service connection will be provided at the proposed building and all existing service connections on site will be disconnected from the City's mains and capped in place or removed. 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.

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 re-alignment will be offered to the City of Beacon. A sewer easement will be provided along the main through the site for allowance of maintenance and repairs by the Beacon Sewer Department.

Summary

Once completed, the project will add approximately 9 residential housing units, and 13,771 sq. ft. of commercial shared office/work space. Further, the park in the southern portion of the parcel and Greenway Trail will offer passive recreation for the residents of the site where no access or recreation is currently provided. The commercial shared office/work space will offer state-of-the-art shared office space for businesses and sole source proprietors seeking office space without the need to rent a large space.

Environmental remediation of the site will improve the overall quality of the site by remediating contaminated soils in accordance with NYSDEC regulations; thereby reducing potential contaminants from entering the Fishkill Creek, groundwater, or atmosphere.

Implementation of green infrastructure stormwater practices will reduce the impacts to the Fishkill Creek from site runoff.

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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: 23-28 Creek Drive Mixed-Use Development		
Project Location (describe, and attach a general location map): 23-28 Creek Drive Beacon, New York 12508		
Brief Description of Proposed Action (include purpose or need): The 23-28 Creek Drive project is located on the property formerly occupied by the City of Beacon Department of Public Works (DPW). The parcel consists of approximately 2.81 acres of land and related improvements located at 23-28 Creek Drive, Beacon, New York. The project proposes to redevelop the site to allow for the construction of a commercial/residential mixed-use project, in addition to parking, landscaping and other improvements. The Applicant proposes to demolish the existing buildings on the site in order to construct a new mixed-used commercial/residential building with 13,771+/- sq.ft. of commercial space and nine (9) residential apartment units. The project also includes an extension of the City's Fishkill Creek Greenway & Heritage Trail through the site and the creation of a large creek-front public park.		
Name of Applicant/Sponsor: 23-28 Creek Drive, LLC	Telephone: (917) 622-0657 E-Mail: rodney@weberprojectsllc.com	
Address: 11 Creek Drive, Suite 102A		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@cityofbeacon.org	
Address: One Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508

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, or Village Board of Trustees ☑Yes ☐No	City Council Concept Plan Approval	October 23, 2018
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board Site Plan Approval and Possible Lot Line Realignment Approval	November 2018 (projected)
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA Area Variances	December 2018 (projected)
d. Other local agencies ☑Yes ☐No	Building Department Building Permit and Possible Lot Line Realignment Approval	June, 2019 (projected)
e. County agencies ☑Yes ☐No	Dutchess County Planning-GML 239	November 2018 (projected)
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC GP-0-015-002 SPDES Permit	June 2019 (projected)
h. Federal agencies ☑Yes ☐No	USACE Section 404 Permit	December 2018 (projected)

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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):

Fishkill Creek Development zone requires a greenway trail to be incorporated into the planning of the site for passive recreation.

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?

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? City of Beacon

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?
Mount Beacon, Memorial Park, Madam Brett Park, Dennings Point 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)? Residential and commercial (shared office/work space)

b. a. Total acreage of the site of the proposed action? 2.806 acres 3.246 ac. after lot line re-alignment
b. Total acreage to be physically disturbed? 2.06 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.35 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: _____

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)
A lot line re-alignment is proposed between the subject parcel and the adjacent parcel that the Applicant also owns.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2 existing
iv. Minimum and maximum proposed lot sizes? Minimum 1.503 ac. Maximum 3.246 ac.

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? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				9
At completion of all phases				9

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*With two accessory buildings.

i. Total number of structures 1*

ii. Dimensions (in feet) of largest proposed structure: 53 1/2' height; 69' width; and 194' length

iii. Approximate extent of building space to be heated or cooled: 13,771 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? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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) ☐ Yes ☑ 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?

- 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? ☐ Yes ☐ 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? ☐ Yes ☐ 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? ☐ Yes ☑ 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: 2,920 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:
  The existing 6" ACP water main will be replaced with a new 8" DIP water main.
- Source(s) of supply for the district: City of Beacon

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: 2,920 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

-346 Square feet or _____ acres (impervious surface) *The overall project will result in a reduction of impervious surface.

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

Stormwater runoff will be captured on site through best management practices where it will be treated prior to discharge to Fishkill Creek.

- If to surface waters, identify receiving water bodies or wetlands: Fishkill Creek.
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

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? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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? ☐ Yes ☑ No

If Yes:

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) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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: _____

80,760 KWh

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

Central Hudson Gas & Electric

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.

i. During Construction:

- Monday - Friday: 8am-6pm
- Saturday: 8am-6pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8am-6pm
- Saturday: 8am-6pm
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lights will be LED dark sky friendly, shielded and aimed at parking spaces and building entrances.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

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? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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 covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.971	0.969	-0.002
• Forested	0.290	0.290	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.978	1.186	0.208
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.802	0.802	0.802
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.205	0.00	-0.205
• Other Describe: _____			

*The above areas are based upon the total area of 3.246 ac. after lot line re-alignment.

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Sargent School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

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? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

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? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

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? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 9607092

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:

A spill was reported on adjacent site at 2 Churchill Street on 9/3/1996 and closed on 3/24/2004.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314044 , C314118, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Site no. 314044 is classified: C, site no. C314118 is classified: N, and site no. 546031 is classified: 2.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- 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? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Udorthents	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 4.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	65 % of site
☑	10-15%:	5 % of site
☑	15% or greater:	30 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ 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? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Fishkill Creek Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size Fishkill Creek
- 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? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
White Tail Deer | Grey Squirrel | Raccoon

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? ☐ Yes ☑ No

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? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: St. Luke's Episcopal Church Complex, Brett, Madam Catharyna, Homestead

iii. Brief description of attributes on which listing is based:

EAF Mapper generated list

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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ 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? ☑ Yes ☐ No

If Yes:

i. Identify resource: Mt Beacon, Long Dock Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State or Local Park

iii. Distance between project and resource: 0.9 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ 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? ☐ Yes ☐ 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.

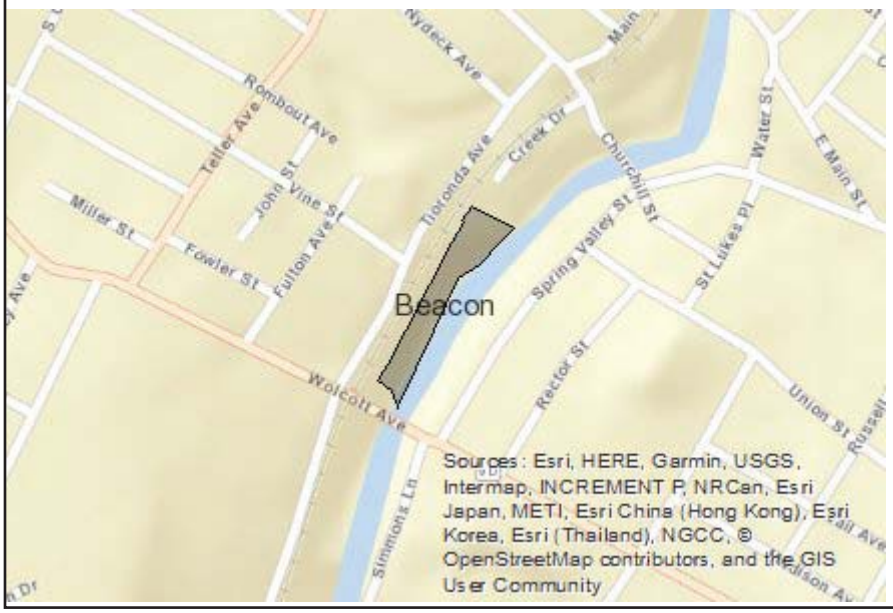
Applicant/Sponsor Name Rodney Weber Date 10/23/2018

Signature _____ Title Applicant

PRINT FORM

EAF Mapper Summary Report

Friday, October 19, 2018 3:16 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314044 , C314118, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes

E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	St. Luke's Episcopal Church Complex, Brett, Madam Catharyna, Homestead
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No