



# CITY OF BEACON New York

John Gunn  
Planning Board Chairman

Planning Board

845-838-5002

November 25, 2019

Dutchess County Department of Health  
✓Beacon City Council  
Beacon Zoning Board of Appeals  
Dutchess County Planning  
Dutchess County Industrial Development Agency

Subject: **2 & 4 Cross Street, 172 Main Street, 160 Main Street, 152 Main Street  
& West Church Street, Beacon, New York  
Tax Grid No's 5954-27-793967; 5954-27-798971; 5954-27-799966; 5954-27-777974;  
5954-27-774997; 5954-27-784996**

## **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 for Subdivision (to merge three parcels into one) Approval, Special Use Permit and Site Plan Approval for property located at 4 Cross Street and 172 Main Street, to construct a four-story mixed-use building, incorporating an undeveloped lot and two existing buildings into the design. Off-site parking is proposed on property located at 152 Main Street and West Church Street. As proposed, the single mixed-use structure will have retail uses on the first floor, affordable senior housing on the second floor, and office uses on the third floor. The portion of the building that is located within the CMS District will have a fourth floor for flexible office use. The proposal includes a public plaza featuring landscaping and decorative hardscape. The Beacon City Council is the approval authority for the Special Use Permits to allow a fourth story and to allow office and multi-family uses on the PB site. The Beacon Planning Board is the approval authority for Subdivision (lot merger) Approval and Site Plan Approval. The proposed action will also include the need for area variances from the Beacon Zoning Board of Appeals and the applicant expressed an intention to seek a Payment in Lieu of Taxes from the Dutchess County IDA. The 4 Cross Street portion of the property is located in the PB district and the Main Street portion is located in the Central Main Street (CMS) district and Historic District and Landmark Overlay zone.

The City of Beacon Planning Board hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed action. The proposed action is classified as a Type I pursuant to 6 NYCRR 617.4(b)(9) because more than 25,000 square feet of floor area is proposed on a site that is located within the Lower Main



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Street Historic District. 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: David Buckley                      Arthur R. Tully, PE  
Jennifer L. Gray, Esq.                 John Clarke, City Planner

**RESPONSE FORM TO CITY OF BEACON PLANNING BOARD**

**To:** City of Beacon Planning Board

**From:** \_\_\_\_\_ [please insert your agency name]

**Date:** \_\_\_\_\_ [please insert date]

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**Designation of Lead Agency in Accordance with SEORA**

With respect to the declaration that the City of Beacon Planning Board intends to serve as the Lead Agency for Subdivision (to merge three parcels into one) Approval, Special Use Permit and Site Plan Approval for property located at 4 Cross Street and 172 Main Street, to construct a four-story mixed-use building, incorporating an undeveloped lot and two existing buildings into the design, the above identified agency:

[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