



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

Subject: **1182 North Avenue, Beacon, New York**
Tax Grid No. 30-5955-19-738049-00
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 for Subdivision (lot line realignment) Approval, Special Use Permits and Site Plan Approvals for property located at 1182 North Avenue. Two existing lots will be reconfigured and a new single-family house will be constructed, including an attached accessory apartment and an attached for-rent artist studio. The Beacon City Council is the approval authority for the Special Use Permits (for-rent artist studio and accessory apartment), and the Beacon Planning Board is the approval authority for Subdivision Approval and Site Plan Approvals. The proposed action also includes a request for area variances from the Beacon Zoning Board of Appeals. The property is located in the R1-7.5 Zoning District and the Historic District and Landmark Overlay (HDLO) zone.

The City of Beacon Planning Board hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed Unlisted 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: 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]

Subject: **1182 North Avenue, Beacon, New York**
Tax Grid No. 30-5955-19-738049-00
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 Subdivision (lot line realignment) Approval, Special Use Permits and Site Plan Approvals for property located at 1182 North Avenue in connection with a lot line realignment, new single-family house, including an attached accessory apartment and an attached for-rent artist studio, 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