



# CITY OF BEACON New York

John Gunn  
Planning Board Chairman

Planning Board

845-838-5002

March 11, 2020

New York State Department of Environmental Conservation  
Dutchess County Department of Health  
Beacon City Council  
Beacon City School District


Subject: **16 West Main Street, Beacon, New York**  
**Tax Grid Nos. 30-5954-26-634984-00 & 5954-25-616969-00**  
**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 Special Use Permit and Site Plan Approval for property located at 16 West Main Street. The project will also require a Subdivision Application for the merger of three lots. The applicant is proposing to construct a new building with a fourth story setback to create a 62-unit residential multi-family development and associated off-street parking on the merged 1.51 acre parcel. There will be a mix of one-and two-bedroom units, six of which will be below market rate. The Project site is split between the Linkage District and the R1-7.5 District with Parcel ID No. 30-5954-25-616969 located in the Linkage District and Parcel ID No. 30-5954-26-634984 located in the R1-7.5 District. Off-street parking in the R1-7.5 District requires a Special Use Permit from the Beacon City Council and the Beacon Planning Board is the approval authority for Site Plan and Subdivision (lot merger) Approval. The property is also located in the Coastal Management 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 I 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:** **16 West Main Street, Beacon, New York**  
**Tax Grid No. 30-5954-26-634984 & 5954-25-616969-00**  
**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 Special Use Permit, Site Plan Approval and Subdivision Approval (to merge three lots) for property located at 16 West Main Street to construct a new building for a 62-unit residential multi-family development. 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