



CITY OF BEACON New York

John Gunn
Planning Board Chairman

Planning Board

845-838-5002

February 23, 2018

City of Beacon City Council ✓
Dutchess County Department of Health
Dutchess County Planning Department
New York State Department of Environmental Conservation
New York State Department of Transportation

Subject: **446 Washington Avenue (Fairview Subdivision)**
Tax Map No's. 6055-82-645105 & 6055-82-656107
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 an application for Subdivision Approval to subdivide two parcels totaling 0.826 acres with one existing house to create three lots for the construction of two new single-family houses, with water and sewer service connections to existing water and sewer mains. The property is located on Washington Avenue within the R1-10 Zoning District.

The City of Beacon Planning Board hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed 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 Short 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: Lt. Timothy P. Dexter
Arthur R. Tully, PE
Jennifer L. Gray, Esq.
John Clarke, City Planner
Hudson Land Design, Project Consultants

One Municipal Plaza, Suite One, Beacon, New York 12508

Fax (845) 838-5026

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: **446 Washington Avenue (Fairview Subdivision)**
Tax Map No's. 6055-82-645105 & 6055-82-656107
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 the environmental review of the application for Subdivision Approval in connection with the a proposal to subdivide two parcels totaling 0.826 acres with one existing house in the R1-10 Zoning District to create three lots for the construction of two new single-family houses, with water and sewer service connections to existing water and sewer mains, 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

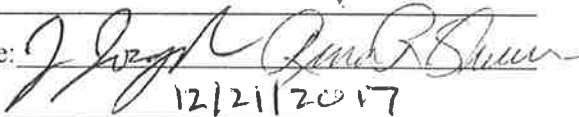
Signature

Title

APPLICATION FOR SUBDIVISION APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Lori Joseph Builders INC & Rina Shuman
Address: 445 Main Street Beacon, NY 12508 (LJB INC)
446 Washington Avenue, Beacon, NY 12508 (Shuman)
Signature: 
Date: 12/21/2017
Phone: 914-416-1808

(For Official Use Only)

Preliminary Application Rec'd
Application Fee:

Date Initials
12-26-17

Public Hearing

Preliminary Plat Approved:

Final Plat Approved:

Recreation Fee:

Performance Bond:

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Hudson Land Design, PC
Address: 174 Main Street
Beacon, NY 12508

Phone: 845-440-6926
Fax: 845-440-6637
Email address: agasparrre@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Fairview Subdivision

Street which property abuts: Washington Avenue

Current Tax Map Designation: Section 6055 Block 82 Lot(s) 645105 & 656107

Property (~~does~~) (does not) connect directly into a (State) (County) highway.

Land in subdivision (~~is~~) (is not) within 500 feet of a Municipal boundary.

Total area of property is 0.88 acres

ITEMS TO ACCOMPANY THIS APPLICATION

- One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.