



CITY OF BEACON New York

John Gunn
Planning Board Chairman

Planning Board

845-838-5002

March 28, 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
New York State Historic Preservation Office

Subject: **1181 North Avenue (professional office building)**
Tax Map No. 30-5955-19-716048-00
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 Site Plan Approval, Special Use Permit Approval, and Subdivision Approval in connection with the proposal to subdivide one 0.74 acre parcel with one existing office building into two lots for the construction of a new office building. The parcel is located in the R1-7.5 zoning district and the Historic District and Landmark Overlay Zone, which allows office uses by Special Permit from the City Council. The new parcel will be served with municipal water and sewer services via connections to existing water and sewer mains. Due to the proximity of the Bogardus-Dewindt House listed on the National Register of Historic Places, the proposed action is classified as Type I.

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 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: Lt. Timothy P. Dexter Arthur R. Tully, PE
Jennifer L. Gray, Esq. John Clarke, City Planner
Hudson Land Design, Project Consultants

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: **1181 North Avenue (Professional Office Building)**
Tax Map No. 30-5955-19-716048-00
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 the environmental review of the application for Site Plan Approval, Special Use Permit Approval, and Subdivision Approval in connection with the proposal to subdivide one 0.74 acre parcel with one existing office building into two lots for the construction of a new office building. The parcel is located in the R1-7.5 zoning district and the Historic District and Landmark Overlay Zone, which allows office uses by Special Permit from the City Council. The new parcel will be served with municipal water and sewer services via 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