

# **CITY OF BEACON PLANNING BOARD**

**TYPE I ACTION - COORDINATED ENVIRONMENTAL REVIEW  
LEAD AGENCY: CITY OF BEACON PLANNING BOARD  
ONE MUNICIPAL PLAZA, BEACON, NY 12508**

**LONG DOCK BEACON  
(Formerly referred to as “Scenic Hudson Beacon Waterfront Project”)**

## **NOTICE OF LEAD AGENCY DETERMINATION OF FEIS COMPLETION**

**November 3, 2008**

This Notice and the attached materials are issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of New York State Environmental Conservation Law.

### **DESCRIPTION OF PROPOSED ACTION**

The proposed action, Long Dock Beacon, is a planned waterfront revitalization project for a significant tract of land, consisting of three separate abutting parcels which collectively total approximately 89.42 acres (24.73 acres of upland and approximately 64.69 acres of submerged land under the Hudson River). Long Dock Beacon is proposed as a sustainable, mixed-use, transit-oriented development, growing out of an extensive community planning process. The project totals approximately 212,642 square feet of gross floor area in addition to 4,000 square feet of existing gross floor area in the Red Barn (proposed to remain). The proposed action will be implemented in a single phase and includes the following major development and park components:

- Hotel and Conference Center, including restaurants, a sports center, a spa, an office and sundry retail
- Red Barn
- Greenhouse, including public bathrooms
- North Boardwalk and Public Plaza
- Quiet Harbor
- Scenic Hudson Park at Long Dock
- Parking
- Infrastructure Utilities

The proposed action also includes a request of the Beacon City Council for two zoning text amendments to the existing underlying WD Waterfront Development District regulations; an application for Subdivision Approval to both the City of Beacon and Town of Fishkill Planning Boards involving the resubdivision of the existing three parcels into two proposed parcels to address appropriate separation of the planned development components from the riverfront park area for financing, taxes, maintenance, and liability purposes; Town of Fishkill Town Board Special Permit Approval relating to certain aspects of the project located on the shoreline and over Hudson River; and various other permit approvals as required by the other involved Federal, State and County agencies.

## **SITE LOCATION**

The subject property is located southwest of the MTA Metro-North Railroad Beacon Station, along the west side of the railroad tracks and extending south along the railroad tracks to the northern boundary line of Denning's Point (a New York State owned park parcel) in the City of Beacon, Dutchess County, New York. Portions of the subject property consist of submerged land areas under Hudson River, which are located in the Town of Fishkill. The project site encompasses all of the privately-owned lands located within the City's WD Waterfront Development Zoning District which substantially form 'Long Dock Peninsula' (as the general area is referred to in the City of Beacon Zoning Ordinance). The submerged River lands are located within the Town of Fishkill HRD Hudson River District. The subject property is accessed by land via an existing driveway located on the westerly side of Red Flynn Drive in the City of Beacon. The northern portion of the peninsula lands consist of a small, approximately 1.74 acre City owned parcel that is located within the adjacent WP Waterfront Park Zoning District.

## **DETERMINATION OF FEIS COMPLETION**

On September 9, 2008, in accordance with the procedures and standards as set forth in SEQR 6 NYCRR Part 617, the City of Beacon Planning Board, as lead agency, determined the Long Dock Beacon Final Environmental Impact Statement (FEIS) to be complete and further authorized circulation of this Notice of FEIS Completion.

A copy of the FEIS and project development plans are available for public review at the office of the City of Beacon Planning Board Secretary, One Municipal Plaza (Beacon City Hall), Beacon, New York 12508. A copy of the FEIS can also be viewed at the Howland Public Library located at 313 Main Street, Beacon, New York.

The FEIS can also be viewed via the internet at:

<http://www.scenichudson.org/whatwedo/backyardcampaigns/beacon/longdockfeis>

## **CONTACT INFORMATION**

Further information and submission of written comments should be directed to following:

**Lead Agency Contact Person**      Jay Sheers, Chairman  
City of Beacon Planning Board, Lead Agency  
One Municipal Plaza  
Beacon, NY 12508

**Telephone Number**                      **(845) 838-5002**  
**Fax Number**                                **(845) 838-5026**

cc:      See Attached Circulation List