COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

May 18, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing Concerning HDLO Nominations (to be adjourned to June 15, 2026)

Reports: Mayor, City Council, and City Administrator

Workshop

Presentation of the Proposed 2027-2031 Capital Program

Amended Concept Plan for 248 Tioronda Avenue

2026 City Councilmember Standard Workday

Lead Agency Designation for the University Settlement Camp

Local Laws and Resolutions

1. Resolution No. 46 - Approving an Amended Concept Plan for 248 Tioronda Avenue
2. Resolution No. 47 - Establishment of Standard Workday For Elected Officials and Authorizing Reporting to the New York State and Local Retirement System
3. Resolution No. 48 - Setting a Public Hearing for the 2027-2031 Capital Program

Approval of Minutes

1. May 4, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: June 1, 2026 at 7:00 p.m.

Adjournment

Title:

Public Hearing Concerning HDLO Nominations (to be adjourned to June 15, 2026)

ATTACHMENTS

City of Beacon City Council Agenda
05/18/2026

Title:

Presentation of the Proposed 2027-2031 Capital Program

ATTACHMENTS

Proposed 2027-2031 Capital Program

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

Title:

Amended Concept Plan for 248 Tioronda Avenue

ATTACHMENTS

248 Tioronda - City of Beacon Planning Board SEQRA Determination

248 Tioronda - City of Beacon Planning Board LWRP Determination

248 Tioronda - Concept plans (Mar. 2026 Planning Board)

248 Tioronda - Concept plans (Feb. 2026 Council version)

248 Tioronda - Renderings

248 Tioronda - Dutchess County Planning Memorandum

248 Tioronda - NYS OPRHP Letter

Resolution No. 131 of 2024

Resolution No. 117 of 2025

248 Tioronda - City of Beacon Planning Board Memorandum

Received by office
of the City Clerk
5/14/2026

Agency Use Only [If Applicable]

Project : 248 Tioronda Avenue

Date : 5-12-2026

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City staff and consultants, and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 248 Tioronda Avenue		
Name of Lead Agency: City of Beacon Planning Board		
Name of Responsible Officer in Lead Agency: J. Randall Williams		
Title of Responsible Officer: Acting Chairperson		
Signature of Responsible Officer in Lead Agency:	Date:	5-12-2026
Signature of Preparer (if different from Responsible Officer)	Date:	5-11-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Beacon Planning Board
248 Tioronda Avenue
May 12, 2026

ATTACHMENT TO
THIRD AMENDED NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SECOND AMENDED SITE PLAN APPROVAL
FOR 248 TIORONDA AVENUE

Parcel ID No. 6054-45-012574

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This narrative will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Applicant is proposing several modifications to the approved Second Amended Site Plan. The modifications to the Second Amended Site Plan are analyzed herein to determine whether such modifications will result in a significant adverse environmental impact as compared to that which was previously studied. The proposed modifications are as follows:

- In lieu of constructing the previously approved 25,400 s.f. office building (Building 100), two residential buildings are proposed: Building 100A consisting of 71,833 square feet with 78 dwelling units and Building 100B consisting of 66,853 square feet with 58 dwelling units. Of the 136 proposed new dwelling units, 27 dwelling units will be below-market-rate pursuant to Section 223-41.10 of the City Zoning Code. This is in addition to the 64 dwelling units already constructed on the Property situated in Buildings 200 and 300.
- Proposed outdoor amenity plaza, including swimming pool
- Publicly accessible dog run
- Publicly accessible pollinator and community garden
- Extension of the Greenway Trail area to include the island in Fishkill Creek

Site History:

On June 11, 2019, the Planning Board adopted a SEQRA Negative Declaration (the "2019 SEQRA Negative Declaration"). Thereafter, on November 18, 2019, the City Council adopted a Fishkill Creek Development Concept Plan Approval and on April 14, 2020 the Planning Board adopted Subdivision (lot merger)[1] and Site Plan approval. Thereafter, the Applicant submitted an application for amended Site Plan approval which was approved on November 9, 2021, as well as the Planning Board's granting of an LWRP Consistency Determination. In connection with the 2021 Amended Site Plan approval the Planning Board adopted an Amended SEQRA Negative Determination on September 14, 2021 (the "2021 SEQRA Negative Declaration"). [2]

On September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint.

On May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the

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[1] As part of this approval, former Beacon Tax Map Parcel No. 5954-16-993482 was merged into this parcel, *See* Dutchess County Map No. 10970A, filed on April 14, 2021.

[2] Additional history concerning the redevelopment of the Property is as follows: Approvals were previously granted by the City for a project on the Site consisting of a 100-unit multifamily residential development with four (4) buildings, a 1,200 s.f. clubhouse, swimming pool and associated parking ("Prior Project"). The Prior Project also included a Greenway Trail and an access easement was granted by the MTA for the Tioronda Avenue access drive. The Planning Board served as Lead Agency for the environmental review of the Prior Project and a Negative Declaration was adopted on April 8, 2014 along with a determination of the Prior Project's consistency with the Local Waterfront Revitalization Program (LWRP). The Prior Project then received Concept Plan and Special Permit approvals from the City Council on August 4, 2014, followed by Subdivision (lot consolidation) and Site Plan approvals from the Planning Board on January 13, 2015. The approvals were extended from time to time by the City Council and the Planning Board. The City Council adopted zoning amendments in 2017 which resulted in a reduction of the number of dwelling units that would be permitted for the Site. The amendments also eliminated the requirement for a Special Permit in the Fishkill Creek Development District. Following the adoption of the 2017 amendments, the 100-unit multifamily residential development was no longer a permitted use of the Site.

site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system.

The property is identified on the City of Beacon Tax Map as **Parcel No. 6054-45-012574** and located within the Fishkill Creek Development (FCD) Zoning District (the "Property" or "Site"). Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via an easement.

The Proposed Action is an Unlisted Action. The Planning Board circulated its Notice of Intent to be Lead Agency and received no objections.

Summary of Rationale for Negative Declaration: The Proposed Action, as amended, will not result in any significant adverse environmental impacts.

Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.

The proposed amendment to the Site Plan will not have a significant adverse environmental impact as a result of any physical changes to the project site.

Under the third proposed amendment to the Site Plan, the disturbance area is proposed to increase by 0.33 acres from 6.75 acres to 7.08 acres, as reflected in the EAF submitted and relied upon in 2024 for the Second Amended Negative Declaration and the EAF submitted and relied upon in 2026 in support of this Third Amended Negative Declaration. Such disturbance area continues to be almost entirely within the areas previously disturbed by the former Tuck Tape Industries development area. Additionally, the Third Amended Site Plan proposes an approximate 1.03 acre increase in impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. As set forth below, the additional impervious surface coverage will be accounted for in the forthcoming revised Stormwater Pollution Prevention Plan ("SWPPP") which will include erosion and sediment control measures during construction, post-construction stabilization, and water quantity and quality treatment of stormwater runoff.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts are expected as a result of any physical change to the Property.

Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.

There continue to be no unique geological features on the Property.

Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

Stormwater: The Third Amended Site Plan provides an increase of approximately 1.03 acres of impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. A revised SWPPP will be prepared for review by the City of Beacon Planning Board during the Site Plan review process. The revised SWPPP will provide a comparison between the previously approved project and the currently proposed project as to the additional areas of impervious coverages, and any revisions to the previously approved stormwater facilities constructed or to be constructed at the Property.

Water resources: The Site is contiguous to the Fishkill Creek, a NYSDEC stream identified as H-95, a tributary of the Hudson River. This stream is classified as a Class C stream in the vicinity of the Site; therefore, it is not regulated by NYSDEC as a protected water, as confirmed by letter from NYSDEC dated March 21, 2019. The Greenway Trail improvements are in close proximity to the Fishkill Creek but have been designed in a manner to avoid any significant adverse impacts to the creek both during and after construction.

Groundwater: The Project will continue to be connected to the existing public water distribution and sanitary sewer systems. No change is proposed in the Third Amended Site Plan that would have a significant adverse impact on groundwater resources.

Water & Wastewater: According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems (March 2014), a dwelling unit is expected to generate 110 gallons per day (gpd) of water/wastewater usage per bedroom, which incorporates a reduction for the use of water saving plumbing features. In total, the Project is proposed to include 53 studio units, 76 one-bedroom units, 44 two-bedroom units, 7 three-bedroom units, 8 one-bedroom duplexes, 9 one-bedroom townhouses with home offices, and 3 one-bedroom townhouses without home offices, for a total of 258 bedrooms in 200 dwelling units. The total water/wastewater demand for 258 bedrooms is 28,380 gpd which represents an increase of 16,504 gpd over the previously approved office use of Building 100. Water and wastewater capacity exists and therefore there will be no significant adverse environmental impacts as a result of the Project.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Site along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. No building construction is proposed within Zone AE.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Potential impacts on air quality remain unchanged since the prior SEQRA Determination.

Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.

The Third Amended Site Plan does not result in any changes to potential impacts to endangered, threatened or rare species. The Third Amended Site Plan includes a pollinator garden which will provide potential habitat for bees, butterflies and birds and aid in pollination.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the Project.

Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.

There continues to be no agricultural resources in the vicinity of the Property.

Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

Proposed amendments will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is not currently within any officially designated viewsheds.

Buildings 100A and 100B maintain the same or similar roofline to the existing residential buildings (Buildings 200 and 300), but are taller in terms of height and stories due to the change of grade. The proposed buildings will appear as 5 story buildings at the Fishkill Creek rear elevation which will differ from the existing buildings, but renderings of the proposed condition do not reveal publicly accessible viewsheds that are significantly out of character for

the area, particularly considering the site was formerly occupied by an industrial factory building. However, further information concerning screening of rooftop equipment shall be provided during detailed site plan review to ensure rooftop mechanicals are sufficiently screened from view.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to aesthetic resources are anticipated as a result of the Project.

Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.

The impacts to Historic and Archeological Resources examined by the Planning Board during its prior environmental review of the Proposed Action and the conclusions set forth in the prior Negative Declarations are unaffected by this Proposed Action. Further, the State Historic Preservation Office (SHPO) of the NYS Office of Parks, Recreation and Historic Preservation issued a letter dated March 20, 2026 confirming that no adverse impacts are anticipated due to the Third Amended Site Plan.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts on historic or archaeological resources are anticipated to result from the Project.

Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.

No changes are proposed which will impact open space or recreation. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on open space or recreation as a result of the Project.

Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.

The Proposed Action is not located in a Critical Environmental Area.

Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.

The Amended Concept Plan and Third Amended Site Plan does not propose any changes in access to the Property. The Applicant's professional consultant, LaBella, P.C., prepared a Trip Generation Memorandum, dated January 28, 2026, to analyze the proposed traffic generation from a multifamily development of 200 dwelling units as compared to the previously approved project consisting of 64 dwelling units with 25,400 square feet of office space. As compared

to the previously approved project, the proposed project would result in 24 additional vehicle trips during the Weekday AM Peak Hour and 18 additional vehicle trips during the Weekday PM Peak Hour. Based on the analysis set forth in the expanded FEAF Part 1, the intersection of Wolcott Avenue and Tioronda Avenue has sufficient capacity and the proposed vehicle trip generation will not result in significant adverse impacts to the traffic network. Regarding parking, the City of Beacon Zoning Code requires a total of 200 parking spaces (1 space per dwelling unit) in the FCD and the proposed plans include 222 parking spaces.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on transportation as a result of the Project.

Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

Detailed lighting plans will be produced by the Applicant during Site Plan review. It is anticipated that the lighting associated with Buildings 100A and 100B will be typical residential lighting consistent with the existing lighting at Buildings 200 and 300 and will therefore have no significant environmental impact. All lighting must comply with the standards set forth at Section 223-14 of the Zoning Code. No changes are proposed from what was previously reviewed and approved with respect to odors or noise, except for the proposed community dog run which may result in elevated noise from barking dogs. While noise from the proposed dog run will not result in a significant adverse environmental impact, consideration will be made during Site Plan review for any mitigation measures that may be necessary including hours of operation.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact as a result of objectionable odors, noise or light.

Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The project site was listed in the NYSDEC's Environmental Remediation Database as Site Code 314044, formerly owned by Tuck Industries and operated as a tape manufacturing facility. The listing was the result of leaking drums and storage tanks that contained solvents and solvent recovery system waste (primarily heptanes and toluene), which resulted in soil contamination.

The NYSDEC website indicates that the has been remediated and assigned a classification of C, which means that the NYSDEC has determined that remediation has been satisfactorily completed under a remedial program. The site has been delisted from the NYS Registry of Inactive Hazardous Waste Disposal Sites per NYSDEC correspondence dated October 11, 2002.

By letter dated May 1, 2003, NYSDEC notified the owner of the Site that it had been "deleted from the Registry effective with receipt of this letter."

Further, all prior conditions related to prior site contamination remain in effect and the Third Amended Site Plan proposes no changes that would create new or different impacts on human health, except for the proposal for a community garden. Prior to allowing construction of a community garden, the Applicant shall provide data confirming that the site meets the required clean-up criteria for that proposed activity. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on human health as a result of the Project.

Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.

The Third Amended Site Plan does not present any new or different impacts as compared with that which was previously reviewed and determined to be consistent with community plans and community character. The 2007 Comprehensive Plan encouraged residential development at the old industrial sites and called for a greater density (15 dwelling units per acre), stating that "Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas."

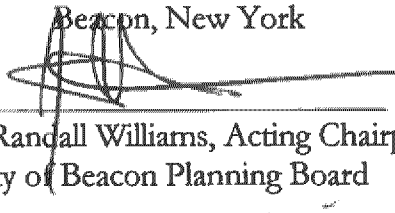
Further, in terms of fiscal impacts, the Applicant's professional consultant prepared an analysis, dated March 24, 2026, estimating the number of school-aged children to be generated by the additional dwelling units proposed to be added to the Project. It was projected that approximately 29 school-aged children may be generated by the Project based on a mix of bedrooms spanning 200 dwelling units. This is an approximate 16 student increase from the 13 students that were estimated to be generated from Buildings 200 and 300. Overall, the total projected number of school-aged children represents only a 1.18% increase in student enrollment in the Beacon City School District.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on adopted community plans or community character as a result of the Project.

Based upon this information and the information in the Environmental Assessment Form including the Project Narrative, the Planning Board finds that the Proposed Action, as amended, will not have any significant adverse impacts upon the environment. This Third Amended

Negative Declaration indicates that no environmental impact statement needs be prepared and that the SEQRA process is complete.

Dated: May 12, 2026
Beacon, New York



MAY 12, 2026

J. Randall Williams, Acting Chairperson — Dated
City of Beacon Planning Board

Motion by MS. Quiana, seconded by Mr. Vermeulen:

Kevin Byrne	Voting NO	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

Resolution: Approved 5-1
~~Denied~~

Received by office of the City Clerk 5/14/2026

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 248 TIORONDA AVENUE

PARCEL NO. 6054-45-012574

WHEREAS, the City Council received an application from Beacon 248 Holdings LLC (the "Applicant") to amend its previously granted Concept Plan in connection with a waiver granted by the City Council on December 15, 2025 by Resolution No. 117 of 2025 which provided that the Applicant is not required to construct previously approved "Building 100" as a commercial building, provided that 136 dwelling units are instead constructed, including 27 below-market-rate dwelling units pursuant to Section 223-41.10 of the City of Beacon Zoning Code ("Zoning Code"), on property in the Fishkill Creek Development (FCD) Zoning District (the "Project" or "Proposed Action"); and

WHEREAS, the Project consists of the construction of Building 100A at 71,833 square feet with 78 dwelling units and Building 100B at 66,853 square feet with 58 dwelling units, and also includes revisions to the Greenway Trail to include the island in Fishkill Creek and remove steps to increase ADA accessibility, construction of a publicly accessible dog run, and development of a publicly accessible pollinator and community garden; and

WHEREAS, the subject property is located at the intersection of Wolcott Avenue and Tioronda Avenue and designated on the City tax maps as Parcel No. 6054-45-012574 (the "Site" or "Property"); and

WHEREAS, the Project requires Amended Concept Plan approval from the City Council and a Third Amended Site Plan approval from the Planning Board; and

WHEREAS, the Property is in the Coastal Management Zone as defined by the City's LWRP and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, by way of background, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development involving a total lot area of more than three acres within an R1, RD, or FCD

zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment slopes of 25% or more as defined in Section 223-63 of the Zoning Code; and

WHEREAS, in 2017, the City Council again amended the Zoning Code to, among other changes, require that for projects in the FCD a minimum of 25% of the total development's floor area must consist of nonresidential uses other than dwelling units or artist live/work spaces, which must be constructed before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to seek amended approvals; and

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision[1] (lot consolidation) and Site Plan approval for the construction of two multifamily buildings (Buildings 200 and 300) with a total of 64 dwelling units (6 of which were designated as below-market-rate units per Zoning Code Section 223-41.10) and a separate office building with 25,400 square feet (Building 100), along with a Greenway Trail on the Site; and

WHEREAS, on September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, on May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

[1] The "Beacon 248 Holdings LLC Final Lot Consolidation Plat," dated February 22, 2020, last revised September 2, 2020, was filed in the Dutchess County Clerk's Office on March 23, 2021 as Map No. 10970A.

WHEREAS, the Applicant now seeks an Amended Concept Plan and Third Amended Site Plan to replace Building 100 with two buildings consisting of a total of 136 dwelling units, of which 27 units will be below-market rate; and

WHEREAS, on February 2, 2026 the City Council referred the Amended Concept Plan to the City of Beacon Planning Board for report and recommendation, requested that the Planning Board continue to serve as Lead Agency for environmental review pursuant to SEQRA, and evaluate the Project for consistency with the City's LWRP policies; and

WHEREAS, the Amended Concept Plan is shown on a plan entitled, "Concept Plan," prepared by LaBella, dated January 29, 2026, and undated architectural drawings and renderings consisting of 11 sheets, prepared by ab architeketen, as follows:

Schematic Concept Design – Massing Diagram – SE
Schematic Concept Design – Massing Diagram – NW
Schematic Concept Design – Aerial View – SW
Schematic Concept Design – Aerial View – SE
Schematic Concept Design – Perspective – NW
Schematic Concept Design – Perspective – West
Schematic Concept Design – Perspective – East
Schematic Concept Design – Perspective – From Knevels Ave
Schematic Concept Design – Perspective – From Wolcott Ave
Schematic Concept Design – Perspective – From Kristy Dr
Schematic Concept Design – Perspective – Greenway Trail; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF), Coastal Assessment Form and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Planning Board reviewed the application materials at its meetings on February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on May 12, 2026 after hearing public comment and taking a "hard look" at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…..LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby readopts and reaffirms its June 11, 2019 LWRP Consistency Determination for the Project, as reaffirmed

on November 9, 2021 and May 14, 2024, as set forth therein and finds that the Amended Concept Plan and Third Amended Site Plan continues to be consistent with the relevant policies of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination.

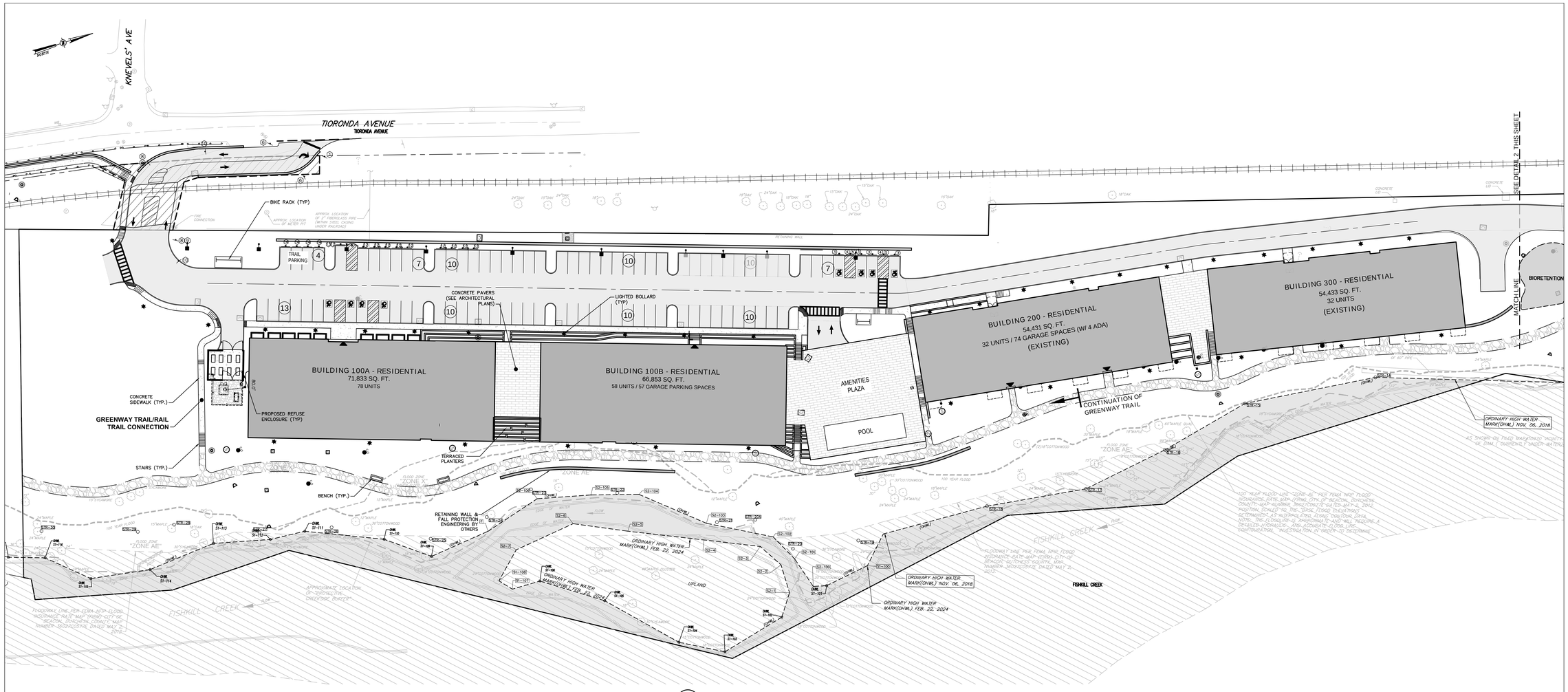
Resolution Adopted: May 12, 2026
Beacon, New York

_____ MAY 12, 2019
J. Randall Williams, Acting Chairman Dated
City of Beacon Planning Board

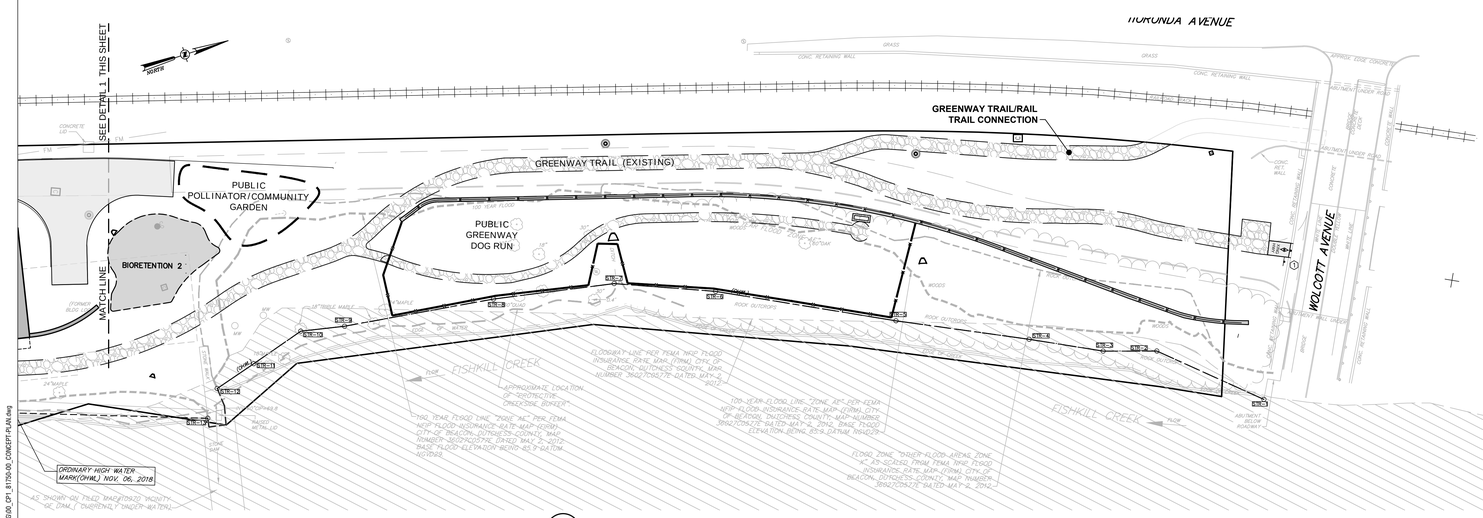
Motion by Mr. Vermeulen, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

Resolution: Approved 6-0
~~Denied~~



1 CP1 **CONCEPT PLAN**
SCALE: 1"=30'



2 CP1 **CONCEPT PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	200 UNITS[1]	200 UNITS[1]
MAXIMUM BUILDING COVERAGE	35%	17%
MINIMUM OPEN SPACE	30%	64%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	160'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 62 FT MIN. = 37 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET	SEE NOTE 2
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT =200 SPACES	218 SPACES TOTAL (WHICH INCLUDES 93 SURFACE SPACES AND 127 GARAGE SPACES)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	204 SPACES 7 ACCESSIBLE SPACES REQUIRED	222 SPACES 12 ACCESSIBLE SPACES PROVIDED 4 OF 11 ACCESSIBLE SPACES IN GARAGE

BULK TABLE NOTES:

1. EXISTING BUILDINGS 200 + 300 CONTAIN 64 UNITS (SEE DEVELOPMENT SCHEDULE). PER CITY COUNCIL RESOLUTION RESOLUTION NO. 117 OF 2025, "THE APPLICANT IS DIRECTED TO SUBMIT A CONCEPT PLAN FOR 2 BUILDINGS CONTAINING 136 RESIDENTIAL UNITS (WHICH INCLUDES 27 BMR UNITS)," WHICH SUMS TO 200 UNITS SITEWIDE.
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DEVELOPMENT SCHEDULE

BUILDING	UNITS	STUDIO & 1-BR	2-BR	3-BR
200 + 300	64[1]	27	30	7
100A	78[2]	68	10	-
100B	58[2]	54	4	-
TOTAL	200[3]	149	44	7

DEVELOPMENT SCHEDULE NOTES:

1. BUILDINGS 200 + 300 CONTAIN 8 EXISTING BMR UNITS.
2. 27 OF THE UNITS WITHIN BUILDINGS 100A & 100B SHALL BE BMR UNITS MEETING THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE– WORKFORCE HOUSING, OF THE ZONING LAW.
3. FULL BUILDOUT OF 200 UNITS SHALL CONTAIN 35 BMR UNITS.

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labellapc.com

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EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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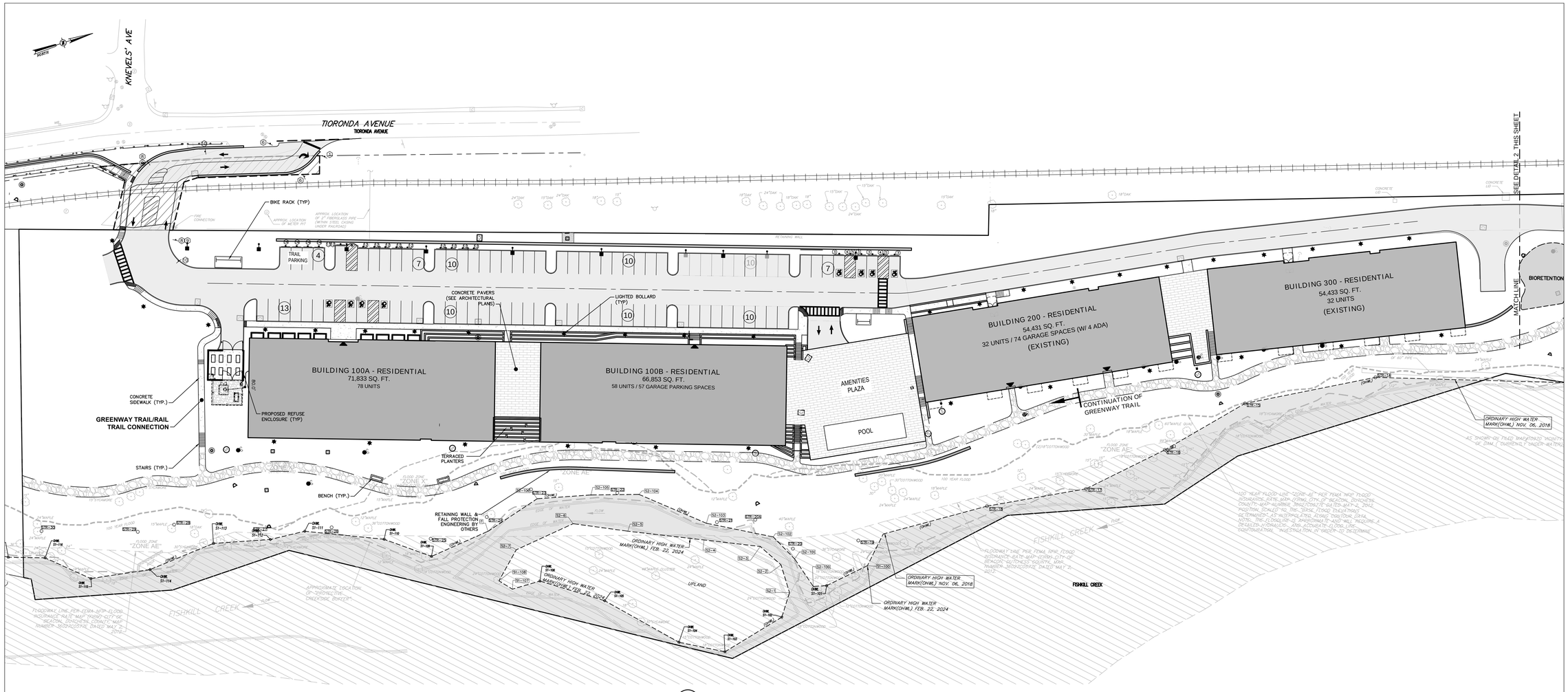
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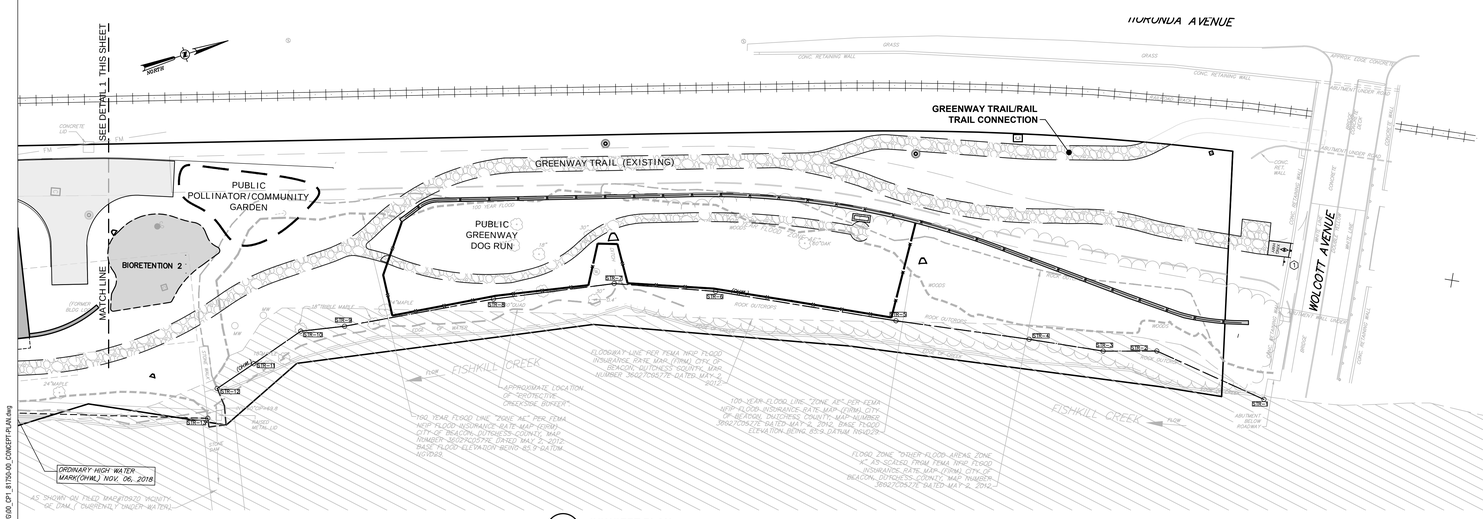
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Revisions		

PROJECT NUMBER: C281750.00
DRAWN BY: LBA
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR CONCEPT PLAN APPROVAL
DATE: 01/29/26
DRAWING NAME: CONCEPT PLAN
DRAWING NUMBER: CP1

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1 CP1 **CONCEPT PLAN**
SCALE: 1"=30'



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SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
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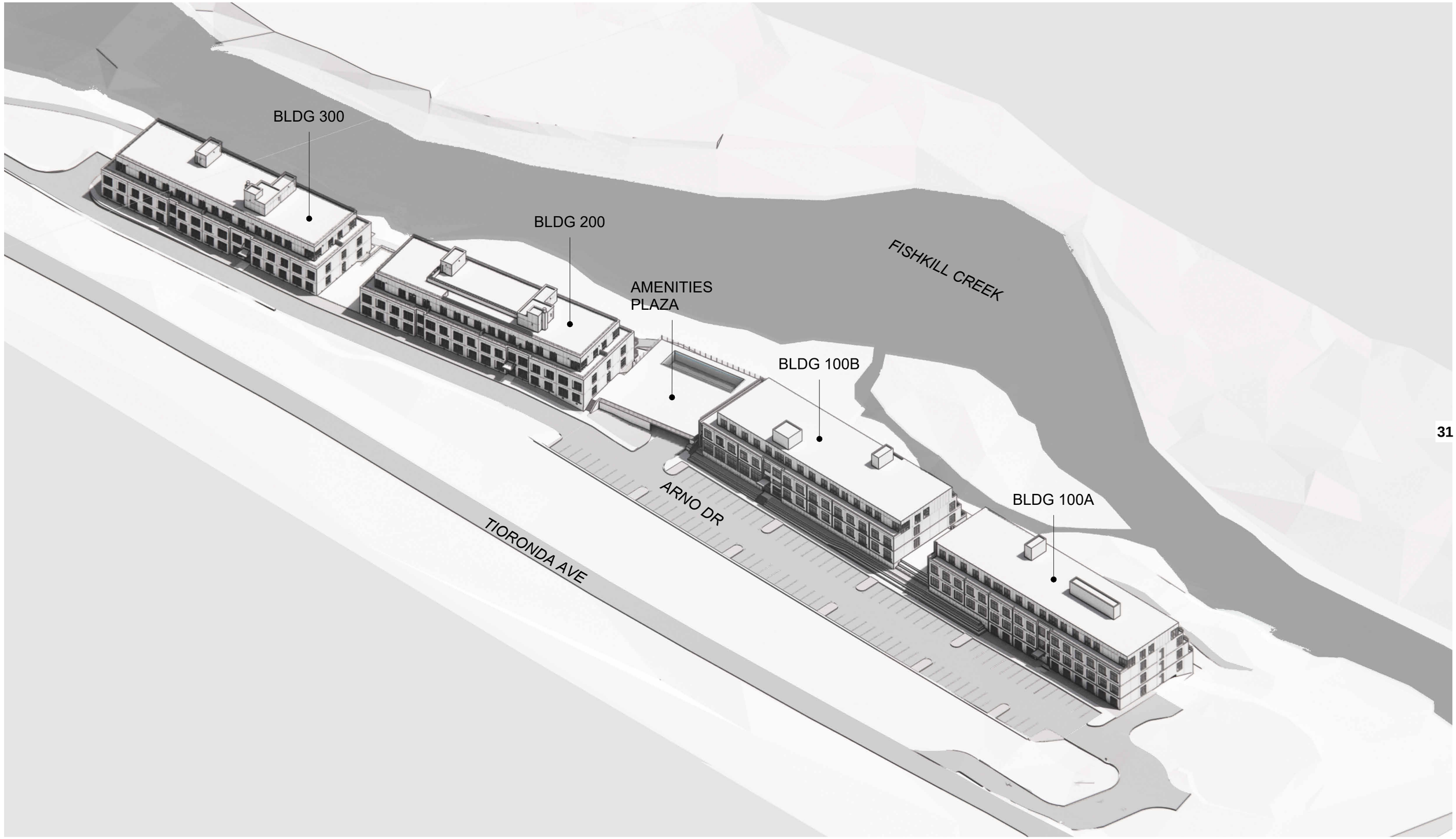
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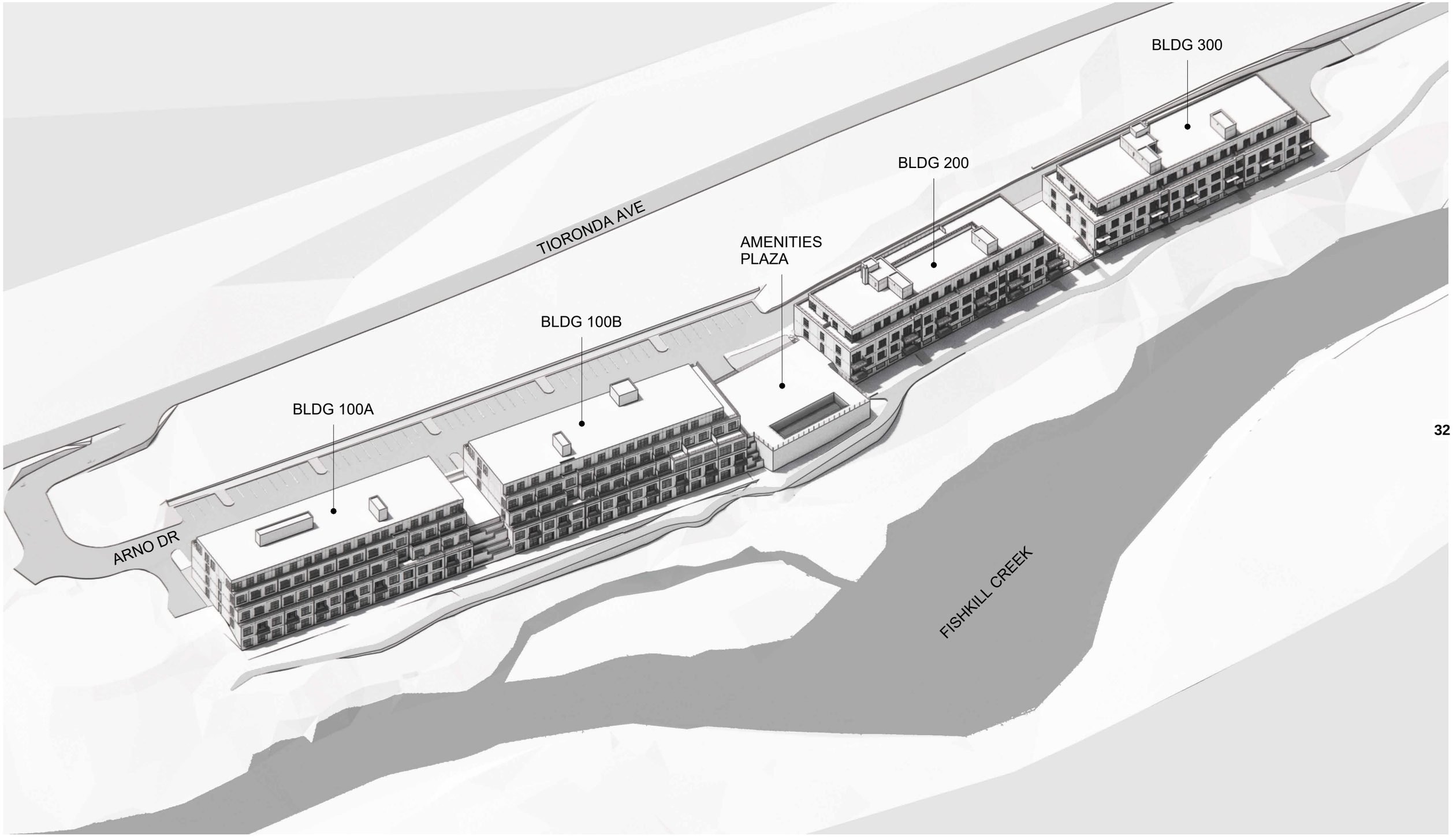


AERIAL VIEW - SW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

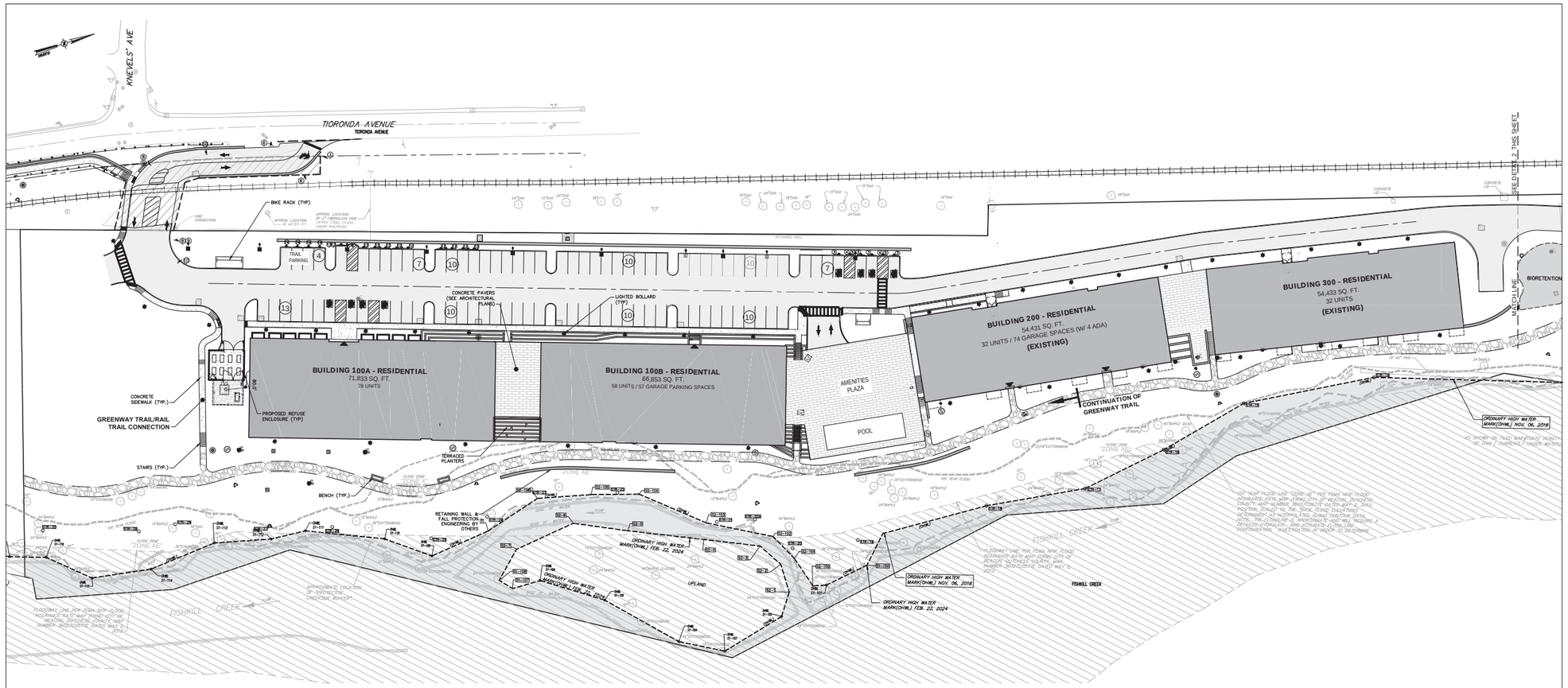


AERIAL VIEW - SE

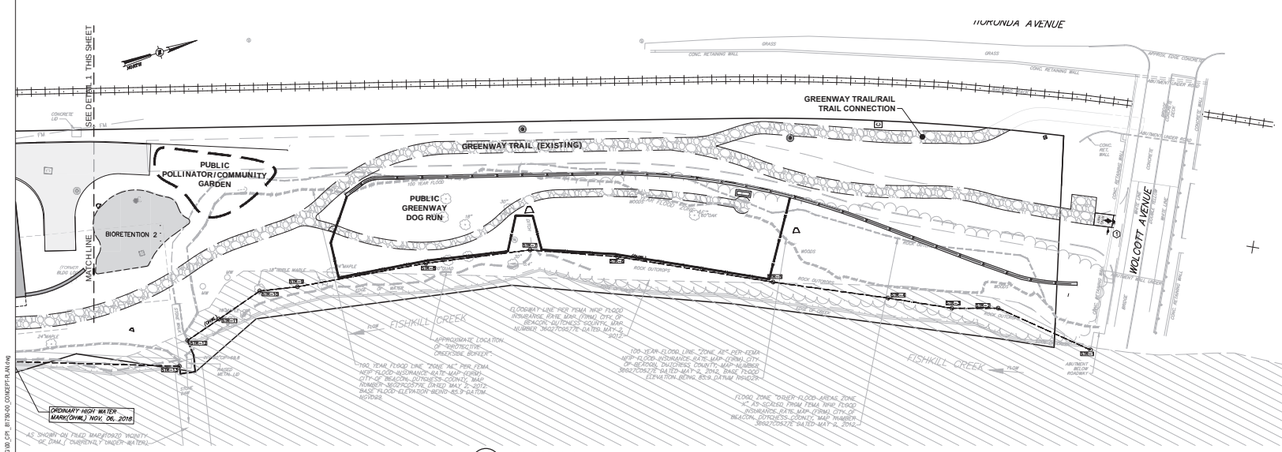
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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017676
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Poughkeepsie, New York 12601

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

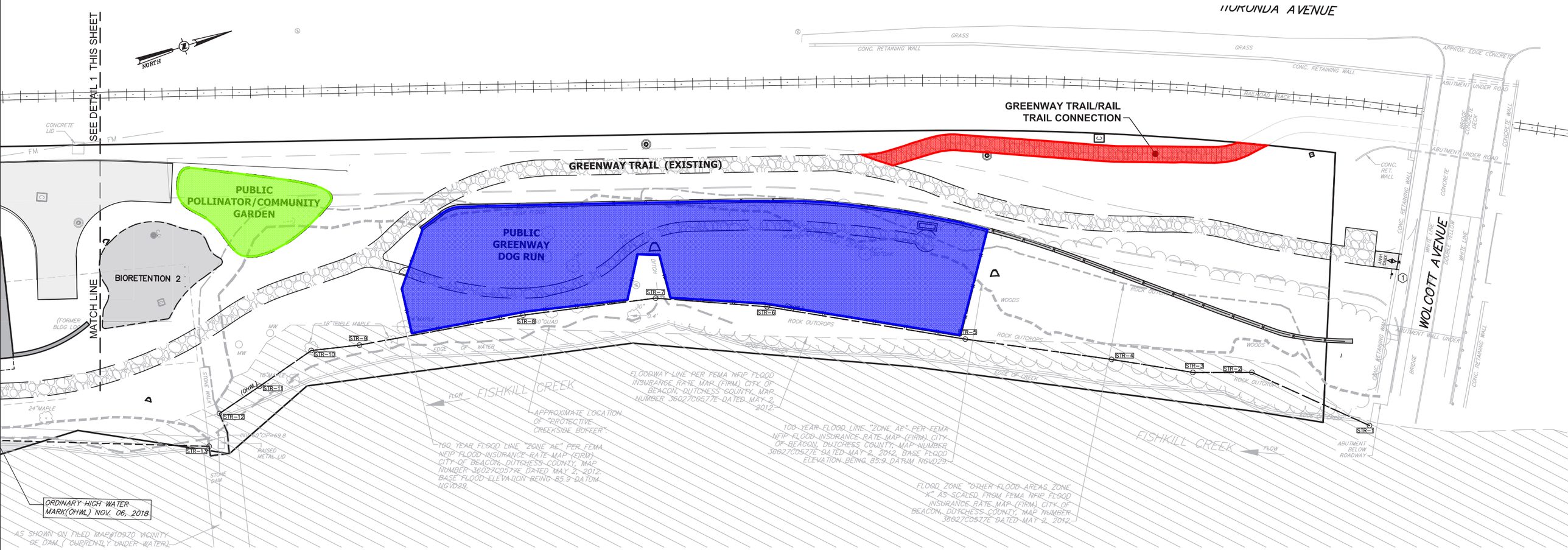
NO:	DATE:	DESCRIPTION
Revisions		

PROJECT NUMBER: C281750.00
DRAWN BY: LBA
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR CONCEPT PLAN APPROVAL
DATE: 01/29/26
DRAWING NAME:

CONCEPT PLAN

DRAWING NUMBER:

CP1



2 / CP1 **CONCEPT PLAN**

SCALE: 1"=30'

PERSPECTIVE - NW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - FROM KNEVELS AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - FROM KRISTY DR

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Amended Concept Plan for 248 Tioronda Avenue**

Applicant: **Beacon 248 Holdings LLC**

Address of Property: **248 Tioronda Avenue, Beacon, NY 12508**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☑ Other (Describe): **Amended Concept Plan**

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/13/2026**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **2/5/2026**	Notes:	☑ Major Project
Date Received: **2/5/2026**		Referral #: **ZR26-025**
Date Requested: **3/13/2026**		
Date Required:	☐ Also mailed hard copy	Reviewer: Emily S. Dozier
Date Transmitted: **2/17/2026**		

March 20, 2026

Jay Blumenfeld
CHAI
35 Main St
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
NY
13PR04006

Dear Jay Blumenfeld:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We have reviewed the updated concept plan and supporting documentation that were submitted to our office on March 17, 2026. We understand that the updated concept replaces the approved commercial building with two new residential buildings in its place. Based on that review, it is the OPRHP's opinion that the amended scope of work, as described, will have No Adverse Impact on historic and archaeological resources.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 131 OF 2024

GRANTING FOR GOOD CAUSE SHOWN BEACON 248 HOLDINGS LLC'S REQUEST TO WAIVE THE REQUIREMENT OF ZONING CODE SECTION 223-41.14B THAT NON-RESIDENTIAL SPACE BE BUILT CONCURRENTLY WITH A RESIDENTIAL DEVELOPMENT AND AUTHORIZING THE BUILDING INSPECTOR TO ISSUE A CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL BUILDINGS

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the "concurrent construction" requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add "for good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed."; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project's nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant's request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council's agenda meetings; and

WHEREAS, the City Council recognizes that while market conditions have changed since the zoning requirements for the Fishkill Creek Development District was amended in 2017 to add Section 223-41.14B, the Applicant has admittedly conceded that its marketing efforts could have been more robust and, to its credit, the Applicant has undertaken additional marketing efforts since it submitted its application to the Council, as explained in detail by its commercial real estate broker at the Council's November 12, 2024 workshop meeting; and

WHEREAS, the City Council recognizes that the residential units in buildings 200 and 300 are ready to be occupied and the fact that the nonresidential building has not been constructed is solely due to the decisions and actions of the Applicant and its failure to seek such relief earlier or to comply with the Zoning Code and conditions of site plan approval to construct the nonresidential building concurrently with the residential building and as interpreted by Building Inspector Buckley, complete the foundation and exterior walls of the building prior to applying for a Certificate of Occupancy for the residential structures; and

WHEREAS, the City Council recognizes that the Applicant has placed Council members in the middle of a dilemma where the Council seeks adherence to its Zoning Code and conditions of the Planning Board's approval, but recognizes the change in market conditions for non-residential construction and the
need for housing within the City of Beacon and the lower Hudson Valley and that 64 units of available housing, which includes 6 BMR units, should be made available for occupancy at the earliest opportunity; and

WHEREAS, notwithstanding that the Applicant does not come to the Council with "clean hands" the Council recognizes the greater interest of City residents in the addition of housing units and the benefit to the City tax roll by having this property placed in service and available for occupancy before the nonresidential component is constructed; and

WHEREAS, the City Council forewarns any other applicants in the Fishkill Creek Development District that the granting of this resolution is unique and not to be deemed as a precedent and is not to be relied on the in the future.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby finds the following good cause exists to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur; (ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below;

AND BE IT FURTHER RESOLVED, that the City Council hereby grants the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, when the Building Inspector determines all conditions of this Resolution have been satisfied.

AND BE IT FURTHER RESOLVED, this approval is granted upon the Applicant complying with the following conditions:

1) The Applicant submitting a letter to the Building Department within 10 calendar days of the date of this resolution identifying the one (1) additional one-bedroom unit and one (1) additional two-bedroom unit the Applicant has voluntarily offered to be designated as Below Market Rate units in perpetuity. Such letter shall also designate the other three (3) one-bedrooms and three (3) two-bedroom units which are being designated as Below Market Rate units for a total of four (4) one-bedroom units and four (4) two-bedroom units.

2) Within 21 calendar days of the adoption of this resolution, the Applicant shall provide to Hudson River Housing, the agency that administers the City's BMR program, with the following (a) the Applicant's rental parameters; (b) a flyer or other advertising material containing representative pictures of the BMR units and descriptions including square footage, project amenities and other information required by HRH to assist in the marketing of the BMR units, subject to HRH's right to edit the flyer in its sole discretion; (c) draft letter to be sent by the applicant, subject to HRH's right to edit the letter in its sole discretion, to the City of Beacon School District Superintendent, the Police Chief, the Fire Chief, the Volunteer Ambulance Corps. and the City of Beacon's Human Resource Officer containing such flyer and the required BMR application and marketing materials so these individuals can provide such information to their employees advertising the availability of the 8 BMR units; (d) the two dates and times upon which the Applicant and HRH have mutually agreed that the Applicant will hold an open house exclusively for the BMR units and upon which individuals must register for the open house with HRH in advance; (e) a marketing plan detailing the marketing efforts the Applicant will undertake to advertise the BMR units, to be coordinated with HRH to avoid duplication; (f) within 45 days, appear with HRH at a community segment portion of a City Council meeting to explain the BMR application process and the BMR units available for rental at the Site; and (g) a letter to HRH confirming that any application submitted by HRH for rental of a BMR unit will be prioritized and processed in advance of any other units and an update provided to HRH as to the status of the processing of the application on a weekly basis with a decision being made within 5 business days of submission of a complete BMR application.

3) The Applicant shall continue to market with due diligence and in good faith the nonresidential component of the project and provide written status updates by January 31,2025 and March 31, 2025 and be prepared to attend a Council meeting in May 2025, or a later month, if requested by the City Administrator, to present a status update. The status reports shall identify efforts undertaken during the time period to market the unit including how many individuals expressed interest, proposed occupancy and the reason why such tenancy was not pursued.
4) Prior to the issuance of Certificates of Occupancy and continuing thereafter, the erection and maintenance of (i) erosion and sediment control measures for Building 100 and (ii) fencing around the Building 100 project site.

5) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall address to the satisfaction of the Building Inspector all items set forth in his October 25, 2024 Pre-Certificate of Occupancy Site walk through compliance "punch list" items.

6) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall establish to the satisfaction of the Building Inspector that it has complied with the approved site plan with respect to Buildings 200 and 300 and those areas leading up to and related to Buildings 200 and 300.

7) Within 14 days of the adoption of this Resolution, the Applicant shall provide a letter detailing all work required by the approved Site Plan associated with Building 100, which has not been completed and which is being held in abeyance while it markets Building 100.

AND BE IT FURTHER RESOLVED, that in granting the Applicant's request to waive the requirement to construct Building 100 concurrently with the construction of Buildings 200 and 300 and to allow the Building Inspector to have the authority to issue, when deemed appropriate to issue, a Certificate of Occupancy for Buildings 200 and 300, the City Council expressly reserves the right for itself or the Building Inspector, after June 1, 2025, to require that Building 100 be completed in compliance with Building Inspector's Buckley's August 25, 2021 letter. Should the Applicant make a request to eliminate the non-residential building component of the project, as permitted by City Code Section 223-41.14(B), compliance with this condition

will be held in abeyance pending a determination by the City Council on the Applicant's request.

BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved.

Resolution No. 131 of 2024
Amending the resolution to include resolved language that reads: "BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved."

Date: December 16, 2024

☒ **Amendments** ☐ **2/3 Required**
☐ **On roll call** ☐ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee	**x**				
		Dan Aymar-Blair	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Resolution No. 131 of 2024 **Date: December 16, 2024**

☐ **Amendments** ☐ **2/3 Required**
☐ **On roll call** ☐ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
	x	**Amber Grant**	**x**				
x		**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee		**x**			
		Dan Aymar-Blair		**x**			
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 117 OF 2025

DETERMINATION TO WAIVE REQUIREMENT OF PROVIDING COMMERCIAL SPACE FOR PROVISION OF ADDITIONAL HOUSING INCLUDING A SUBSTANTIAL NUMBER OF BELOW MARKET RATE UNITS

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the "concurrent construction" requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add "for good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed."; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project's nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant's request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council's agenda meetings; and

WHEREAS, the City Council previously determined that good cause existed to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur;

(ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below; and

WHEREAS, on December 16, 2024, the City Council granted the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, and the Applicant has satisfied all conditions of that resolution; and

WHEREAS, the Applicant has demonstrated to the satisfaction of the City Council that it is not feasible to construct Building 100 as commercial space; and

WHEREAS, the Applicant presented the City Council with alternative build out of Building 100 as residential space, which included a single building consisting of 51 units with 15 % being below market rate units ("BMR") or 2 buildings containing 136 units (with 20% being BMR units); and

WHEREAS, City Code Section 223-41.14(B) provides that "Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval."

NOW, THEREFORE, BE IT RESOLVED, that the City Council determines that 1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit; and

BE IT FURTHER RESOLVED, that the Applicant is directed to submit a Concept Plan for 2 buildings containing 136 residential units (which includes 27 BMR units) in substantially the same design as Buildings 200 and 300 for review by the City Council, referral to the City of Beacon and Dutchess County Planning Boards and discussion at a public hearing; and

BE IT FURTHER RESOLVED, that the Concept Plan shall detail a connection path between the Greenway Trail and the proposed Beacon-Rail Trail and consider the feasibility of constructing a trail head parking lot

BE IT FURTHER RESOLVED, that the Applicant's obligation to construct commercial space on the property is only waived upon completion of the 136 units of residential units (which includes 27 BMR units), or such number of units approved by the City Council's Concept Plan.

Resolution No. 117 of 2025		**Date: December 15, 2025**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski					**x**
		Pam Wetherbee		**x**			
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

April 16, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of 248 Tioronda Avenue Amended Concept Plan

On referral from the City Council, the City of Beacon Planning Board reviewed the application for approval of an Amended Concept Plan for property located at 248 Tioronda Avenue to replace the originally approved commercial building with two buildings containing a total of 136 dwelling units including 27 below-market-rate (BMR) units in substantially the same design as Building 200 and Building 300 already constructed on the site, along with other site modifications. The referral was reviewed by the Planning Board at its meetings on February 10, 2026, March 10, 2026 and April 14, 2026. The Applicant and its representative from LaBella were present and participated in the discussion with the Planning Board.

After discussing the proposed amendment to the Concept Plan, the Planning Board members in attendance voted unanimously to send the following comments to the City Council concerning the proposed Concept Plan:

1. At its February 10, 2026 meeting, the Planning Board requested additional visual perspectives of the proposed buildings from Wolcott Avenue, Knevels Avenue and the end of Kristy Drive as set forth in the Lanc & Tully memorandum dated February 10, 2026. To date, the Applicant has not provided this information to the Planning Board. The City Council should review the requested visual perspectives prior to rendering a decision on the Concept Plan application.
2. The proposed buildings represent a significant increase in height on the Fishkill Creek side of the property as compared to approved plan. The increased height is a concern because of the scale which is more significant than originally planned and approved.
3. The City Council should discuss ways to reduce the volume of the proposed buildings.
4. The City Council should address adequate screening of any proposed rooftop mechanicals.
5. The City Council should discuss with the Applicant ways to make the human experience on the Greenway Trail more welcoming.
6. The Planning Board supports the proposed dog park and pollinator garden but the City Council should consider whether they are sufficiently sized for their purpose.

On March 2, 2026, the Planning Board circulated its Notice of Intent to act as Lead Agency to conduct the required environmental review pursuant to the State Environmental Quality Review

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

Act ("SEQRA"). At its April 14, 2026 meeting, the Planning Board directed preparation of draft SEQRA documents and a draft resolution of consistency with the relevant policies of the City of Beacon Local Waterfront Revitalization Program for consideration at its May 12, 2026 meeting provided it has received all information necessary to move forward with those two actions.

Sincerely,

John Gunn MP

John Gunn, AIA, LEED AP
Planning Board Chair

JG/mp

Title:

2026 City Councilmember Standard Workday

ATTACHMENTS

Draft Resolution for the Establishment of Standard Workday for Elected Officials and Authorizing Reporting

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 47 OF 2026

ESTABLISHMENT OF STANDARD WORKDAY FOR ELECTED OFFICIALS AND AUTHORIZING REPORTING TO THE NEW YORK STATE AND LOCAL RETIREMENT SYSTEM

WHEREAS, the New York State and Local Retirement System (NYSLRS) has enacted regulations for reporting of elected and/or appointed officials service time for those who do not participate in an employer's time keeping system.

NOW THEREFORE BE IT RESOLVED, the Standard Workday for a Councilmember is seven (7) hours; and

BE IT FURTHER RESOLVED, the City Clerk is directed to report the official record of activity results to the NYSLRS as 1.93 days per month for Councilmember Gorton and as 1.95 days per month for Councilmember Glauda.

Resolution No. 47 of 2026			**Date: May 18, 2026**				
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Title:

Lead Agency Designation for the University Settlement Camp

ATTACHMENTS

University Settlement Camp Full Environmental Assessment Form

Map - University Settlement

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: University Settlement Land Conveyance - Hudson Highlands State Park Preserve		
Project Location (describe, and attach a general location map): Dutchess County, City of Beacon - Tax Parcel: 6054-13-126252-0000 - 724 Wolcott Ave, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) is proposing abandoning a 50.22 acre parcel within Hudson Highlands State Park Preserve to the New York State Office of General Services (OGS) to be conveyed by OGS to the City of Beacon, NY. The parcel (Tax Parcel ID 6054-13-126252) is currently owned by OPRHP and is located within the City of Beacon since at least 1958 and has been managed under a Cooperative Operation and Maintenance Agreement with OPRHP since 2007. See Attachment B for more details.		
Name of Applicant/Sponsor: NYSOPRHP - Linda Cooper	Telephone: 845-889-3811 E-Mail: linda.cooper@parks.ny.gov	
Address: 9 Old Post Road		
City/PO: Staatsburg	State: New York	Zip Code: 12580
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City of Beacon - Approval for conveyance of parcel from OGS	June 2026
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS OGS - Approval for parcel abandonment from OPRHP and conveyance to City of Beacon.	June 2026
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑No ☐Yes

The FEAF mapper auto-populates "Yes" for the project site within a Coastal Area and LWRP. However, according to official DOS resources, the project site is adjacent to, and NOT within a Coastal Area or LWRP. The FEAF has been updated to reflect this.

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑No ☐Yes

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No
City of Beacon New York Comprehensive Plan and DGEIS Dec. 17, 2007

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No N/A
If Yes, what is the zoning classification(s) including any applicable overlay district?

Local zoning requirements are preempted by the State which precludes the applicability of and the need to comply with local zoning ordinances. This applies to property owned by the People of the State of NY under OPRHP jurisdiction. This response covers C.3. a, b, and c.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No N/A

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No N/A
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

NYS Parks Police; Beacon City PD; NYS Police Wappingers; Dutchess County Sheriffs Office

c. Which fire protection and emergency medical services serve the project site?

Dutchess Junction Fire Department; City of Beacon Fire Department; Beacon Volunteer Ambulance Corps

d. What parks serve the project site?

Project site is currently a part of Hudson Highlands State Park Preserve

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Park Preserve parcel conveyance

b. a. Total acreage of the site of the proposed action? 50.22 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~8,000 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes: Project is conveyance of land, and not a commercial or industrial project.

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply. N/A Project is only the conveyance of land

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

Project is conveyance of land, and not a commercial, industrial, or recreational project.

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

Project is conveyance of land, and not a commercial or industrial project.

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Recreational / Parkland

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	~3.72	~3.72	0
• Forested	~42.5	~42.5	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	~4	~4	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: Project area is currently part of the Hudson Highlands State Park Preserve.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 546031, 314044

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

546031 - Hudson River PCB Sediments - a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain is now underway.

314044 - Tuck Industries Superfund (C) - The remediation of contaminated soils has eliminated the chance that trespassers or workers could be exposed to contaminants in soils. The population in the vicinity is served by public water, so exposures to contaminated groundwater are not expected.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Charlton Fine Sandy Loam	64.6 %
Charlton-Chatfield Complex	33.7 %
Dutchess-Cardigan Complex	1.6 %

d. What is the average depth to the water table on the project site? Average: >6.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 66.2 % of site
☑ 10-15%: 33.7 % of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

Although the EAF Mapper indicates wetlands/waterbodies present, the DEC ERM indicates no wetlands/waterbodies on or directly adjacent to the site.

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical northeast woodland species: American Robins, Blue Jays, Wood Frog, American Toad, etc.
White-tailed Deer, Eastern Cottontail, Black-capped Chickadees,
Gray Squirrels, Raccoons, Eastern Red-backed Salamander,

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Appalachian Oak-Hickory Forest, Oak-Tulip Tree Forest
ii. Source(s) of description or evaluation: New York Natural Heritage Program
iii. Extent of community/habitat:
- Currently: 2334.0, 2768.0 acres
- Following completion of project as proposed: 2334.0, 2768.0 acres
- Gain or loss (indicate + or -): 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): Timber Rattlesnake, Atlantic Sturgeon, Shortnose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use: No Hunting is permitted on the parcel to be conveyed, and no hunting would be permitted in the future. Archery/Crossbow hunting is allowed on adjacent parcels within Hudson Highlands SPP, and would continue unaltered by the conveyance of the aforementioned parcel.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:Cabin (no number), Eligible property:Cabin 44, Eligible property:Public Restroom, Eligible property...

iii. Brief description of attributes on which listing is based:

Associated with events that have made a significant contribution to the broad patterns of our history.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of Statewide Significance (Adjacent to Parcel).

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): The Hudson Highlands SASS is a highly scenic and valued region of the Hudson River Valley

iii. Distance between project and resource: 0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

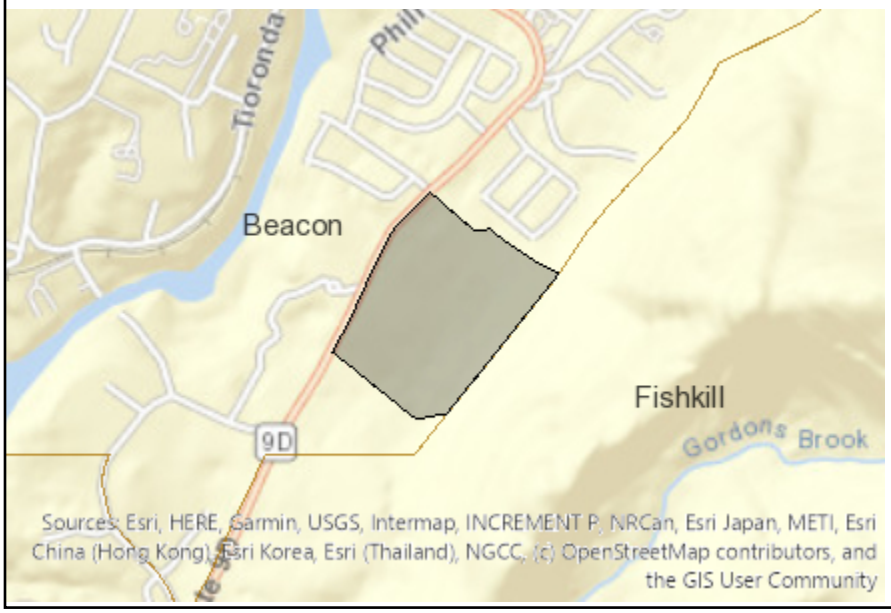
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Linda Cooper Date May 9. 2026

Signature Linda G. Cooper Title NYSOPRHP Regional Director - Taconic Region

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031, 314044
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest, Oak-Tulip Tree Forest
E.2.n.i [Natural Communities - Acres]	2334.0, 2768.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake, Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Cabin (no number), Eligible property:Cabin 44, Eligible property:Public Restroom, Eligible property:Cabin 45, Eligible property:Office-Studio-Shop Bldg, Eligible property:Workshop, Eligible property:Caretaker's Residence, Eligible property:Pavilion, Eligible property:Library (former), Eligible property:Cabin 35, Eligible property:Shed, Eligible property:Cabin 28, Eligible property:Cabin 42, Eligible property:Assembly Building/Lodge, Eligible property:Cabin 31, Eligible property:Chapel, Eligible property:Gymnasium/Nature Center, Eligible property:White House, Eligible property:Bungalow #34, Eligible property:Infirmary, Eligible property:Bungalow #33, Eligible property:Bungalow #32, Eligible property:Stover Theater, Tioronda Estate - Craig House Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full EAF Part 1 Attachment A

Q.C.2.d Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒Yes ☐No

If Yes, identify the elements of the plan that are relevant to the action: City of Beacon 2021-2030 Government Operations Climate Change Action Plan June 2024. Section V. Mitigation Strategies:

"…In addition to these modelled reduction strategies, the City is also committed to increasing the number and quality of trees in Beacon and to ***conserving selected parcels of open space***, efforts that play an important role in mitigating GHG emissions at the local level and provide many other benefits…"

Q.E.4 **Disadvantaged Communities Designated Pursuant to ECL Article 75**

a. Is the project located within, or within ½-mile of, a disadvantaged community? ☒Yes ☐No
If No, could impacts from the project affect a disadvantaged community? ☐Yes ☐No ☒N/A
If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☒No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants, including mobile emissions;
iii. wastewater discharges;
iv. generation of odors;
v. light pollution;
vi. new or modified radiation sources;
vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: ____

c. Do any of the State agency approvals identified in question B.g [Government Approvals table, State Agencies] include any of the following DEC permits?

- State Pollutant Discharge Elimination System (SPDES) ☐Yes ☒No
- Solid Waste Management Facility ☐Yes ☒No
- Hazardous Waste Management Facility ☐Yes ☒No
- Air Pollution Control (Title V or Air State Facility) ☐Yes ☒No
- Water Withdrawal over 20 MGD for Cooling Water ☐Yes ☒No
- Waste Transporter ☐Yes ☒No

Q.E.5 **Future Physical Climate Risks**

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐Yes ☒No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐Yes ☒No

c. Is the proposed action in an area potentially affected by sea level rise? ☐Yes ☒No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐Yes ☒No

ii. temperature extremes (hot or cold)? ☐Yes ☒No

iii. extreme storms, including high winds? ☐Yes ☒No

iv. landslides? ☐Yes ☒No

v. coastal erosion? ☐Yes ☒No

vi. stormwater flooding? ☐Yes ☒No

vii. other climate or weather hazards? ☐Yes ☒No

If Yes, describe: ____

University Settlement Land Conveyance

Hudson Highlands State Park Preserve

SEQR FEAF Part 1 Attachment B

Description of Proposed Action

May 8, 2026

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) is proposing abandoning a 50.22 acre parcel within Hudson Highlands State Park Preserve to the New York State Office of General Services (OGS) to be conveyed by OGS to the City of Beacon, NY. The parcel (Tax Parcel ID 6054-13-126252) is currently owned by OPRHP and is located within the City of Beacon, NY. The property has been operated as the University Settlement Camp by the City of Beacon since at least 1958 and has been managed under a Cooperative Operation and Maintenance Agreement with OPRHP since 2007. The ownership and operation of the camp on the parcel have created complicated scenarios for funding and maintenance due to the parcel being located within the Hudson Highlands State Park Preserve and being owned by the State of New York.

Purpose or Need:

1. The City's acquisition of fee ownership would facilitate improved investment and stewardship of the property.

   The use of the University Settlement Camp (the "Property") by the City of Beacon was authorized by a Cooperative Operation and Maintenance Agreement (the "Agreement"- signed in November 2007. The agreement term runs for 20 years from the Comptroller's approval with an option for the City to extend for one additional twenty-year term. The current term ends around November 2027, but the Agreement allows for either party to terminate the Agreement early with one-year prior notification. The City's lack of ownership of the Property has limited the ability of the City to invest in much-needed capital improvements to the Property, which was formerly a camp and had experienced deferred maintenance to its buildings and infrastructure for many decades, leaving the property in "fair to poor condition." Significant investment is needed to stabilize and repair buildings, install proper septic tanks (or alternatively tie in to City sewer mains), install modern water

distribution systems throughout the lower Property, replace roofs and other critical building systems, renovate the swimming pool and related infrastructure, and improve internal roadways and drainage. The City relies significantly on utilizing long-term debt (bonding) to fund major investments in capital projects like the ones needed to upgrade and improve the Property. The City's willingness and ability to bond such improvements are limited due to the lack of ownership of this facility, the limited term of the lease, and the ability of the State to terminate the Agreement with a one-year notice. The City cannot commit the City's taxpayers to repay bonds for capital items with a period of probable usefulness that exceeds the current term of the Agreement. It is also politically difficult to invest in more than just basic maintenance for a property that the City does not own in fee. An example of this is that the City has indefinitely delayed installation of new fiberglass sealing for the pool, which would cost the City taxpayers an estimated $225,000. If the City owned the Property and was confident it had long-term use of the pool, the justification for making this investment would be easier to make.

2. The City's improvement of the Property and development of new programming is also limited by the requirements in the Agreement.

   The Agreement requires the City to seek prior written consent from NYS Parks to undertake most activities that the City does on a routine basis in its other park facilities, such as changing certain uses on the Property, making physical improvements or alterations, or executing sub-leases. This additional review and time delay has resulted in the City limiting its activities in these regards and shifting financial and staff resources to other facilities for which such extra procedures are not necessary. The pre-approval and oversight of NYS Parks adds a burden on both parties to the Agreement. Fee ownership by the City would allow the City to make improvements and/or increase programming at the Property while relieving NYS Parks of the time-consuming responsibility of oversight. The City is fully committed to the conservation of the Property, the use as a public facility open to all, and the responsible stewardship of the physical assets on the Property. However, to address the long backlog of deferred maintenance and increase City investment in the Property, the process needs to be streamlined. For instance, when certain structures that have not been built to code become a hazard to users of the Property, it has been time-consuming and cumbersome to obtain approvals to demolish such structures. If the City owned the Property, safety could be improved

by removing unsafe structures and remaining structures could be maintained more proactively to avoid them becoming unsafe or unusable.

3. The goals of the State can be accomplished more cost-effectively and efficiently if the City owns the Property in fee.

   Both the State and City of Beacon are committed to protecting and enhancing the Property, which has a rich history and offers an opportunity for a "Woodland Park" where children can enjoy camp, visitors can enjoy and learn about nature, and other more passive recreational activities can take place. The City must prioritize where it spends its limited financial and staff resources. If the City was to take ownership of the Property, the City could then commit to a capital improvement study of the facility to prioritize building, infrastructure, and other investments necessary to bring the Property up to modern standards and then systematically include those investments in the Capital Program that the City Council approves each year. The City is making historic investments in other park facilities, such as South Avenue Park, and the City would like to also upgrade this Property so that it is a world-class public park rather than a tired, run-down former camp. The City can balance those improvements with honoring the rich history and incredible ecological resources of the Property. Despite the City's limitations, staff are very committed to this Property and have worked within limited resources to remove invasive species, restore natural wet areas, stabilize erosion of roadways, and make other incremental improvements. As discussed with NYS Parks' staff, the City would be very amenable to guaranteeing future public access, including to the State's rich trail networks to the east and south of the Property.

To mitigate these concerns and ensure the University Settlement Camp's ongoing maintenance and preservation as a recreation resource, OPRHP is proposing abandoning the University Settlement Parcel wholly to OGS, for OGS to convey the property to the city of Beacon. Due to the designation as a Park Preserve, the property must be abandoned by OPRHP to the New York State Office of General Services (OGS), and OGS would facilitate the conveyance of the parcel to the City of Beacon.

According to the National Register Resource Evaluation, the University Settlement Camp is eligible for listing based on being associated with events that have made a significant contribution to the broad patterns in our history. Specifically, the camp has contributed in the areas of social history and entertainment/recreation for its association with the University Settlement Society. The University Settlement Camp was established as a

residential camp facility in 1910 and originally served as a haven for New York City youth, many of whom traveled to the camp to experience nature for the first time and participate in the camp's philosophy to spread a message of hope, tolerance, and community building. In accordance with the New York State Historic Preservation Act of 1980, the transfer, lease, or sale of NY State owned historic properties constitutes an action or undertaking which may impact historic properties. Such property transfers require that a deed covenant be filed to address future treatment of the historic resource.

This action is subject to the State Environmental Quality Review Act (SEQRA) and will be reviewed in accordance with Chapter 36-B Title C Article 20 Section 20.02 Part 8 of Park Preserve law, requiring preparation of an EIS and a public hearing prior to acting on any proposal to remove park preserve designation from a parcel.

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TOPOGRAPHY SHOWN HEREON WAS SCALED FROM USGS WEST POINT QUADRANGLE 20 FOOT CONTOUR INTERVAL.

MAP REFERENCE:

1) REFERENCE IS HEREBY ADE TO A MAP ENTITLED "PROPERTY OF UNIVERSITY SETTLEMENT", DATED AUGUST 29, 1958 BY G.R. HUSTIS SURVEYOR.

2) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "BEACON LUMBER & COAL COMPANY", DATED MARCH 1939 BY CHARLES J. DIMARZIO, L.S., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE DECEMBER 16, 1939 AS FILED MAP # 1898.

3) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT OF THE TIORONDA COMPANY, INC.", BY RICHARD G. BURGER, FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AUGUST 4, 1978 AS FILED MAP # 5450.

4) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "MAP OF SURVEY FOR SUBDIVISION OF LANDS OF JESSICA WOODLE", BY RICHARD G. BURGER, FILED IN THE DUTCHESS COUNTY CLERKS OFFICE OCTOBER 11, 1980 AS FILED MAP # 8541.

5) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR SCENIC HUDSON LAND TRUST, INC.", BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.; DATED FEBRUARY 1, 1994.

6) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR SCENIC HUDSON LAND TRUST, INC.", BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED JUNE 22, 1995.

DEED REFERENCE:

Eliza W. Howland
to
University Settlement Society of New York, Inc.
Liber 369 Page 243. (PARCEL B)

TAX PARCEL NUMBER:

DUTCHESS COUNTY, NEW YORK
CITY OF BEACON: 6054-13-126252 &
TOWN OF FISHKILL: 6054-00-260208

LOT AREA:

6054-13-126252: 50.22 AC. (2,187,580 SF)
6054-00-260208: 29.89 AC. (1,302,196 SF)
TOTAL AREA: 80.11 AC. (3,489,776 SF)

CERTIFICATIONS

UNIVERSITY SETTLEMENT OF NEW YORK
THE SCENIC HUDSON LAND TRUST, INC.
CHICAGO TITLE INSURANCE COMPANY

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- APPROXIMATE TOWN LINE
- EXISTING BUILDING
- EXISTING CURB/GUTTER
- EXISTING GRAVEL DRIVEWAY
- EXISTING DIRT ROAD/TRAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING OVERHEAD WIRES
- EXISTING SIGN
- EXISTING SIGN
- EXISTING CATCH BASIN
- EXISTING CAPPED IRON ROD
- EXISTING DRAINAGE MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING MONUMENT
- EXISTING POST
- EXISTING TREE W/ WIRE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE

EASEMENTS

WITH RESPECT TO CHICAGO TITLE INSURANCE COMPANY TITLE INSURANCE POLICY #0710040160, EFFECTIVE DATE MARCH 20, 2007:

ITEM 6. SUBJECT TO WATER RIGHTS AS DESCRIBED IN LIBER 144 OF DEEDS AT PAGE 188. AFFECTS SUBJECT PARCEL: EASEMENT ARE NOT PROTRACTIBLE, AS THERE ARE NO COURSES AND DISTANCES PROVIDED WITHIN THIS DOCUMENT.

ITEM 7. SUBJECT TO TERMS AND CONDITIONS AS DESCRIBED IN LIBER 370 OF DEEDS AT PAGE 571. AFFECTS SUBJECT PARCEL. NO EASEMENTS DESCRIBED.

ITEM 8. SPRING RIGHTS AS DESCRIBED IN LIBER 390 OF DEEDS AT PAGE 392. AFFECTS SUBJECT PARCEL. EASEMENT IS NOT PROTRACTIBLE, AS THERE ARE NO COURSES AND DISTANCES PROVIDED WITHIN THIS DOCUMENT.

ITEM 10. SUBJECT TO A UTILITY EASEMENT GRANTED TO CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AS DESCRIBED IN LIBER 1140 OF DEEDS AT PAGE 184. PASEMENT IS 150 FEET WIDE. AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON. DOCUMENT PROVIDES FOR ACCESS THROUGH THE UNIVERSITY SETTLEMENT AS A GENERAL BLANKET EASEMENT. AFFECTS SUBJECT PARCEL, BUT IS NOT PROTRACTIBLE.

SUBJECT TO AN EASEMENT GRANTED TO NEW YORK TELEPHONE AS DESCRIBED IN LIBER 2057 OF DEEDS AT PAGE 271. AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 11. APPROPRIATION BY THE STATE OF NEW YORK AS DESCRIBED IN DOCUMENT #01-2003-7983. FEE TAKING, PARCEL 5, PERMANENT EASEMENT, (P.E.) AND TEMPORARY EASEMENTS (T.E.) AFFECT SUBJECT PARCEL AND SHOWN HEREON.

2 / SV1 **EASEMENT ENLARGEMENT PLAN**
SCALE: 1"=20'

1 / SV1 **SURVEY PLAN**
SCALE: 1"=100'

ORIGINAL SCALE IN INCHES

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.
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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED MAY 30, 2007 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

JOHN E. MACDONALD, L.S. #49774

THE Chazen COMPANIES
Engineers Surveyors Planners Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

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Orange County Office:
356 Meadow Avenue
Newburgh, New York 12550
Phone: (845) 567-1133

North Country Office:
100 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

rev.	date	description

MAP OF SURVEY

UNIVERSITY SETTLEMENT SOCIETY OF NEW YORK LANDS TO BE CONVEYED TO THE SCENIC HUDSON LAND TRUST, INC.

CITY OF BEACON & TOWN OF FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn	checked
CJS/MK	MB
date	scale
08/22/07	1"=100'
project no.	50725
sheet no.	SV1
	1 of 2

Drawing Name: X:\S\50700-50800\50725_University Settlement\Survey\DWG\05_SRVY_SV1_724-WOLCOTT_50863-00 -- Standard\05_SRVY_SV1_724-WOLCOTT_50863-00.dwg
Xref's Attached: XBM_50863-00_TOUP-PLAN*_
Date Printed: Jun.13., 2007, 11:08am

City of Beacon City Council Agenda
05/18/2026

Title:

Resolution No. 46 - Approving an Amended Concept Plan for 248 Tioronda Avenue

ATTACHMENTS

248 Tioronda - City of Beacon Planning Board LWRP Determination

Resolution Approving an Amended Concept Plan for 248 Tioronda Avenue

248 Tioronda - City of Beacon Planning Board SEQRA Determination

248 Tioronda - Concept plans (Feb. 2026 Council version)

248 Tioronda - Concept plans (Mar. 2026 Planning Board)

248 Tioronda - Renderings

248 Tioronda - Dutchess County Planning Memorandum

248 Tioronda - NYS OPRHP Letter

Resolution No. 131 of 2024

Resolution No. 117 of 2025

248 Tioronda - City of Beacon Planning Board Memorandum

Received by office of the City Clerk 5/14/2026

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 248 TIORONDA AVENUE

PARCEL NO. 6054-45-012574

WHEREAS, the City Council received an application from Beacon 248 Holdings LLC (the "Applicant") to amend its previously granted Concept Plan in connection with a waiver granted by the City Council on December 15, 2025 by Resolution No. 117 of 2025 which provided that the Applicant is not required to construct previously approved "Building 100" as a commercial building, provided that 136 dwelling units are instead constructed, including 27 below-market-rate dwelling units pursuant to Section 223-41.10 of the City of Beacon Zoning Code ("Zoning Code"), on property in the Fishkill Creek Development (FCD) Zoning District (the "Project" or "Proposed Action"); and

WHEREAS, the Project consists of the construction of Building 100A at 71,833 square feet with 78 dwelling units and Building 100B at 66,853 square feet with 58 dwelling units, and also includes revisions to the Greenway Trail to include the island in Fishkill Creek and remove steps to increase ADA accessibility, construction of a publicly accessible dog run, and development of a publicly accessible pollinator and community garden; and

WHEREAS, the subject property is located at the intersection of Wolcott Avenue and Tioronda Avenue and designated on the City tax maps as Parcel No. 6054-45-012574 (the "Site" or "Property"); and

WHEREAS, the Project requires Amended Concept Plan approval from the City Council and a Third Amended Site Plan approval from the Planning Board; and

WHEREAS, the Property is in the Coastal Management Zone as defined by the City's LWRP and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, by way of background, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development involving a total lot area of more than three acres within an R1, RD, or FCD

zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment slopes of 25% or more as defined in Section 223-63 of the Zoning Code; and

WHEREAS, in 2017, the City Council again amended the Zoning Code to, among other changes, require that for projects in the FCD a minimum of 25% of the total development's floor area must consist of nonresidential uses other than dwelling units or artist live/work spaces, which must be constructed before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to seek amended approvals; and

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision[1] (lot consolidation) and Site Plan approval for the construction of two multifamily buildings (Buildings 200 and 300) with a total of 64 dwelling units (6 of which were designated as below-market-rate units per Zoning Code Section 223-41.10) and a separate office building with 25,400 square feet (Building 100), along with a Greenway Trail on the Site; and

WHEREAS, on September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, on May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

[1] The "Beacon 248 Holdings LLC Final Lot Consolidation Plat," dated February 22, 2020, last revised September 2, 2020, was filed in the Dutchess County Clerk's Office on March 23, 2021 as Map No. 10970A.

WHEREAS, the Applicant now seeks an Amended Concept Plan and Third Amended Site Plan to replace Building 100 with two buildings consisting of a total of 136 dwelling units, of which 27 units will be below-market rate; and

WHEREAS, on February 2, 2026 the City Council referred the Amended Concept Plan to the City of Beacon Planning Board for report and recommendation, requested that the Planning Board continue to serve as Lead Agency for environmental review pursuant to SEQRA, and evaluate the Project for consistency with the City's LWRP policies; and

WHEREAS, the Amended Concept Plan is shown on a plan entitled, "Concept Plan," prepared by LaBella, dated January 29, 2026, and undated architectural drawings and renderings consisting of 11 sheets, prepared by ab architeketen, as follows:

Schematic Concept Design – Massing Diagram – SE
Schematic Concept Design – Massing Diagram – NW
Schematic Concept Design – Aerial View – SW
Schematic Concept Design – Aerial View – SE
Schematic Concept Design – Perspective – NW
Schematic Concept Design – Perspective – West
Schematic Concept Design – Perspective – East
Schematic Concept Design – Perspective – From Knevels Ave
Schematic Concept Design – Perspective – From Wolcott Ave
Schematic Concept Design – Perspective – From Kristy Dr
Schematic Concept Design – Perspective – Greenway Trail; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF), Coastal Assessment Form and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Planning Board reviewed the application materials at its meetings on February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on May 12, 2026 after hearing public comment and taking a "hard look" at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…..LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby readopts and reaffirms its June 11, 2019 LWRP Consistency Determination for the Project, as reaffirmed

on November 9, 2021 and May 14, 2024, as set forth therein and finds that the Amended Concept Plan and Third Amended Site Plan continues to be consistent with the relevant policies of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination.

Resolution Adopted: May 12, 2026
Beacon, New York

_____ MAY 12, 2019
J. Randall Williams, Acting Chairman Dated
City of Beacon Planning Board

Motion by Mr. Vermeulen, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

Resolution: Approved 6-0
~~Denied~~

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 46 OF 2026

APPROVING AN AMENDED CONCEPT PLAN FOR 248 TIORONDA AVENUE

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York, known and designated on the Tax Map of the City of Beacon as Parcel ID No. 6054-45-012574 (the "Site" or "Property"), which previously received Concept Plan approval by the City Council (the "City Council") and land use approvals from the City of Beacon Planning Board[1]; and

WHEREAS, the Property is ± 9.18 acres in size and is located within the City's Fishkill Creek Development Zoning District ("FCD") and abuts the Fishkill Creek; and

WHEREAS, development within the FCD is governed by Chapter 223, Article IVC of the Code of the City of Beacon (the "City Code"), which requires all projects within the FCD to obtain (a) Concept Plan approval by the City Council and (b) Site Plan approval by the Planning Board; and

WHEREAS, the City Council has taken action over the past several years to address the housing affordability crisis in the region including, but not limited to, zoning changes which target sustainable growth and affordability such as permitting additional density within a limited geographic area near Main Street, making accessory apartments (ADUs) more accessible, creating the Transit Station zoning district, changes to mandatory parking requirements, and efforts to address short-term rentals; and

WHEREAS, according to the most recent information available[2] from the Dutchess County Department of Planning and Development, the City of Beacon has the second largest number of affordable housing units in the County; and

WHEREAS, the City Council continues to take action to address housing affordability within the City of Beacon; and

WHEREAS, this application for Amended Concept Plan furthers the City Council's goals of increasing housing stock and affordability within the City; and

WHEREAS, on December 16, 2024, the City Council adopted Resolution No. 131 of 2024, granting the Applicant's request to waive the requirement of City Code Section 223-41.14B that the commercial building (i.e., the former Building 100) be constructed concurrently with the two residential buildings (i.e., Buildings 200 and 300) because "good cause" existed to grant said wavier and was in furtherance of the City Council's stated goals of increasing housing stock and affordability for the following reasons: (i) Buildings 200 and 300, which contained a total of 64 rental units, were ready for residential occupancy but could not be granted a certificate of occupancy unless Section 223-41.14B of

[1] Additional background details are set forth in the Third Amended Negative Declaration for Second Amended Site Plan Approval for 248 Tioronda Avenue, adopted by the City of Beacon Planning Board on May 12, 2026.

[2] Dutchess County Department of Planning and Development, Presentation to the City Council, April 6, 2026. To view this presentation, click here.

the Beacon City Code was waived; and (ii) the City would receive significant property taxes for Buildings 200 and 300 once a certificate of occupancy was issued for said buildings; and

WHEREAS, pursuant to City Council Resolution No. 131 of 2024, "good cause" for waiving the concurrent construction of the commercial component of the Project was also shown because the Applicant added two (2) more BMR units within Buildings 200 and 300, which was in addition to the six (6) BMR units required – bringing the total number of BMR units in Buildings 200 and 300 to eight (8) BMR units; and

WHEREAS, on December 15, 2025, the City Council adopted Resolution No. 117 of 2025 which provided the Applicant need not construct Building 100 as a commercial building and may instead construct residential Buildings 100A and 100B, which collectively contain 136 residential units (78 units in Building 100A and 58 units in Building 100B), including 27 BMR units when only fourteen (14) BMR units are otherwise required (the "Proposed Action"); and

WHEREAS, in total the Applicant will provide 35 BMR units at the Property, which is 15 more BMR units than would otherwise be required pursuant to Section 223-41.9 of the Beacon City Code; and

WHEREAS, the Amended Concept Plans further the City BMR findings, set forth under Section 223-41.1 of the City Code, because the provision of fifteen (15) more BMR units, than is otherwise required under the City Code, provides a substantial and meaningful impact to the City by increasing access to affordable housing which can reduce housing displacement, and ensure a variety of residents can live and work in the City, maintain family ties in the City and such residents can continue to contribute to City's vibrant community and local economy; and

WHEREAS, the Applicant seeks to amend its previously granted Concept Plan approval in connection with the residential component waiver granted by the City Council via Resolution No. 117 of 2025; and

WHEREAS, on February 2, 2026, the City Council discussed and referred the Applicant's request for Amended Concept Plan approval to the Planning Board and Dutchess County Department of Planning; and

WHEREAS, the Amended Concept Plan is shown on the following drawings:

Title	**Sheets**
Concept Plan……	*CP1*
Architectural Drawings…….	*Massing Diagram-SE*
	Massing Diagram-NW
	Aerial View-SW
	Aerial View-SE
	Perspective-NW
	Perspective-West
	Perspective-East

WHEREAS, the application for Amended Concept Plan approval includes, but is not limited to, the following documents: (a) Full Environment Assessment Form, Part 1 with Narrative, last revised April 27, 2026; (b) Updated Traffic Assessment Report, dated January 28, 2026; (c) School Children Calculation Report, dated March 24, 2026; (d) all other records and materials presented to the City Council at its meetings concerning the Proposed Action; and

WHEREAS, the Dutchess County Department of Planning and Development, by letter dated February 27, 2026, issued its response to the Proposed Action stating that the Project is a matter of local concern, without comment; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation issued its comment letter, dated March 20, 2026, opining that the amended Project will have no adverse impact on historic and archaeological resources; and

WHEREAS, the Planning Board issued a report to the City Council dated April 16, 2026, regarding the Proposed Action; and

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to New York State Environmental Quality Review Act, and on May 12, 2026, after taking a "hard look" at the Environmental Assessment Form and all of the associated materials prepared in connection with the Proposed Action, the Planning Board, as the Lead Agency, adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on May 12, 2026, the Planning Board adopted a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, and readopted and reaffirmed its June 11, 2019 LWRP Consistency Determination finding that the Amended Concept Plan continues to be consistent with the applicable LWRP policies for the reasons set forth therein; and

WHEREAS, a duly advertised public hearing on the Amended Concept Plan for 248 Tioronda Avenue was held and closed on April 20, 2026, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council has reviewed the Amended Concept Plan against the conditions and standards set forth in Sections 223-41.13.F(3)(b) and 223-41.13.I of the City Code and finds that the proposed Amended Concept Plan complies with these sections of the City Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to Sections 223-41.13F(3)(b) and 223-41.13.I of the City of Beacon Zoning Code:

[1] The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

The Proposed Action, as amended, includes the completion of a formerly undeveloped industrial property with residential uses. The Council waived the commercial use component of the Project on the grounds that the construction of 136 residential unit, which includes 27 additional BMR units and is nearly double the number of BMR units otherwise required (i.e., 14 BMR units are required). This increase in the number of BMR units will result in a total number of 35 BMR units being offered at the Property, which is a substantial public benefit and furthers the public interest by increasing the number of affordable dwelling units in the City. The Proposed Action continues to establish and improve open space corridors and the development of the Greenway Trail along the Fishkill Creek, including the creation of a public dog run and public pollinator/community garden.

[2] The proposed Fishkill Creek development project complies with § **223-41.13I(15)**, Fishkill Creek vegetative buffer, of this chapter.

The amended Proposed Action continues to provide a protective creekside buffer between the development and Fishkill Creek. The proposed buildings are setback from the Fishkill Creek with an average setback of 62 feet and minimum of 37 feet. Beacon City Code Section 223-41.14I provides that the average setback must be a minimum of 50 feet, but not less than 25 feet at any point. The proposed layout, as amended, avoids any structures along the steep areas that surround the Creek, as well as floodplain areas.

[3] The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § **223-41.13I**, to the extent applicable at the concept plan stage.

(1) All new buildings or substantial alterations of existing buildings in the Fishkill Creek Development District, shall comply with the following design standards. These standards are intended to supplement the provisions in Chapter 86, Architectural Design, and to relate historic buildings and traditional streetscapes in the area to new redevelopment efforts, while still allowing contemporary architectural flexibility.

(2) Key terms. Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the City Council or Planning Board, as applicable, finds a strong justification for an alternative solution in and unusual and specific circumstance; and "may" means that the standard is an optional guideline that is encouraged but not required.

(3) General district standards. While the FCD District may contain various uses, development shall be planned as a cohesive unit, with a comprehensive plan for access, connected greenspace, landscaping, signs, circulation, and compatible architectural elements. Plans should build on the existing Beacon environmental and historic context.

(a) Proposals shall show previous buildings on the site and document inspiration from the City's industrial past along the riverfront and creek frontage, including the type and texture of materials, roof forms, spacing and proportions of windows and doors, and exterior architectural features. Building details may be traditional or may be more modern and simple.

(b) Construction on parcels in or directly adjoining the Historic District and Landmark Overlay Zone should reinforce historical patterns and neighboring buildings with an emphasis on continuity and historic compatibility, not contrast. The goal is to renew and extend the traditional character of the district, but new construction may still be distinguishable in up-to-date technologies and details, most evident in windows and interiors (see also Chapter 134, Historic Preservation).

(c) The plan shall be sensitive to the site's relationship to the Fishkill Creek and developed in such a way as to maximize important public views and view corridors throughout the development.

The Project, as amended, consists of the redevelopment of the northern portion of the former Tuck Industries site as a multifamily residential development with associated parking. The amended Project continues to place development almost completely within the existing disturbed areas of the former industrial buildings. The Project still includes a public Greenway Trail along the Fishkill Creek. The Project was developed with a comprehensive plan for access, connected greenspace, landscaping,

circulation and compatible architectural elements. The Amended Concept Plan builds on the existing Beacon environmental and historic context of the site. The proposed two (2) new buildings are consistent with the architecture of the previously approved and existing buildings. The proposed two (2) new buildings are also sensitive to the site's relationship with Fishkill Creek and preserve important public views and view corridors throughout the development. Additionally, the new buildings are set back from the creek bank to preserve privacy and grade-separation for trail users. The Project, as amended, continues to represent a significant visual improvement over the former industrial use of the site.

(4) Specific standards. See also the annotated photo examples in Figures 13-1 through 13-3, illustrating the design standards.

(a) Historic mill buildings in Beacon generally had simple forms and repetitive window openings with flat or low-pitched gable roofs. Groups of related buildings shall be designed to present a varied but compatible mix. New construction should have rooftop cornices, capstones, parapets, railings, or projecting eaves.

(b) Architectural features, materials, and windows shall be continued on all sides of the building, avoiding any blank walls. Larger buildings should incorporate subtle breaks in the facade and window surrounds with projecting sills, lintels, or crowns to add some depth, shadow, and detail.

(c) Buildings shall have an emphasized entrance doorway to visually connect the building to the street frontage and an interconnected sidewalk and walking/bicycle path system to allow residents access to the street and Greenway Trail along the creek frontage.

(d) Industrial artifacts, such as stacks, towers, skylights, window frames, loading doors, and docks, should be retained or reproduced and incorporated into the design, whenever possible. Railings, balconies, entrance canopies, lighting fixtures, and other functional details should use industrial styles, metal materials, and darker colors.

(e) Windows shall be divided into smaller panes to break up large areas of glass. Individual panes shall be greater in height than width, but the Planning Board may allow exceptions for transom lights, storefronts, and other specialty windows. Tinted or mirrored glass and large glass wall areas shall not be permitted.

(f) Commercial buildings shall have at least 70% glass on the first-floor facades. Residential floors shall have at least a 30% glass-to-wall ratio.

(g) For finish building materials, traditional brick is recommended with secondary elements of cement-based stucco, stone, smooth-finished fiber-cement siding, metal, or other material deemed acceptable by the Planning Board. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic stone or brick, synthetic stucco, exterior insulation and finishing system (EIFS), or direct-applied finish system (DAFS), and chain link, plastic, or vinyl fencing shall not be permitted.

(h) Greenhouses, solar collectors, mechanical systems, and other rooftop accessory structures may project up to 15 feet above the maximum height, if set back at least 15 feet from the edge of a flat roof.

(i) Off-street parking, mechanical equipment, and refuse containers shall be located toward the rear or side of the site, under the ground floor of buildings, and/or screened from public views by approved landscaping or architectural elements. Window or projecting air conditioners shall not be permitted.

(j) Every site should include at least one pedestrian-oriented gathering place, green, landscaped plaza, courtyard, terrace, or outdoor eating area, using the building forms to frame, overlook, or complement the space.

The plans will be further developed during the Planning Board's site plan amendment review process to address the above specific standards promulgated.

(5) Energy efficiency. The plan for the Fishkill Creek development project shall be designed and arranged in such a way as to promote energy efficiency to the maximum extent practicable for all buildings, such as taking advantage of passive solar and solar panel opportunities.

The Project shall continue to incorporate various energy-saving features such as low flow toilets, energy star appliances, double-paned windows and energy-efficient lighting. Additional energy-saving features may be incorporated during the Planning Board's amended site plan review process.

(6) Landscaping, screening and buffering. A comprehensive landscaping plan, including proposed streetscape and rooftop elements, shall be submitted for the project.

(a) Sidewalks, open spaces, parking areas and service areas shall be landscaped and/or paved in a manner which will harmonize with proposed buildings. Materials for paving, walls, fences, curbs, benches, etc., shall be attractive, durable, easily maintained and compatible with the exterior materials of adjacent buildings.

(b) The Planning Board may require street trees, buffer landscaping, fencing or screening to separate land uses and to screen parking lots or structures, utility buildings, refuse collection areas, cooling systems and other similar installations and features.

(c) All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Planning Board. Landscape materials selected shall emphasize native species, not include invasive species, and shall be appropriate to the growing conditions of the environment and this climatic zone.

(d) Green roofs and rooftop terraces and gardens are encouraged for visual and environmental reasons.

Conceptual architectural renderings and massing diagrams were submitted to the City Council for its review. A landscape plan has not yet been submitted but shall be required by and subject to the approval of the Planning Board. The Amended Concept Plan includes terraced planters between proposed Buildings 100A and 100B. The heights of new Buildings 100A and 100B will have the same or similar roof lines when viewed from Tioronda Avenue as the existing Buildings 200 and 300. Since the project

site is lower than much of the surrounding area, only the higher portions of the new buildings will be visible. Photo simulations were also provided to the City Council to depict the two new buildings as seen from eye-level vantage points along Tioronda Avenue and from Simmons Lane across Fishkill Creek. Landscaping and other green features will be further developed during the Planning Board's amended site plan review.

(7) Lighting. A comprehensive lighting plan with photometric measurements and fixture specifications shall be submitted for the project. Streets, drives, walks and other outdoor areas shall be properly lighted to promote safety and encourage pedestrian use. Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in parking lots shall be a maximum of 20 feet high. Lighting shall be energy efficient, have full spectrum color quality, and, except for short-term event lighting, shall use full cut-off fixtures to prevent any lighting that directly projects above the horizontal level into the night sky.

All exterior lighting will continue to be directed downward, and will be of such type and location and will have such shading to prevent the source of light from being seen from any adjacent residential property or the street in accordance with Section 223-14.B of the City Code. All site lighting will be full cut-off. The Applicant will provide lighting photometrics and details to the Planning Board during amended Site Plan review.

(8) Signage.

(a) All signs shall be planned and designed in accordance with an overall comprehensive signage plan, which shall be subject to Planning Board review and approval as part of Site Plan review process.

(b) All signs shall be of a size and scale as determined appropriate by the Planning Board to accomplish their intended purpose.

Any new signage details will be determined during the amended site plan review process, consistent with the City's sign regulations.

(9) Vehicle, bicycle and pedestrian circulation system and traffic access. The rights-of-way and pavement widths for all internal streets, drives, walks or other accessways for vehicles, bicycles and/or pedestrians shall be determined on the basis of sound current planning and engineering standards, which shall accommodate projected demand but minimize impervious surface to the maximum extent practicable and be narrow enough to slow traffic speeds. Commercial uses should be pedestrian oriented and assist in building walkable streets and a connection to downtown Beacon.

Access to the project site is provided from Tioronda Avenue over an at grade crossing easement granted by the MTA. The grade crossing provides access to both the project site and to the adjoining property, avoiding multiple accesses onto Tioronda Avenue. Pedestrian access will be created to provide access from Tioronda Avenue to the Greenway Trail. An existing pedestrian entrance on the Wolcott Avenue bridge also provides access to the Greenway Trail from the north. The Project, as amended, offers two (2) new connections to the proposed MTA rail path trail, which abandoned rail line separates the Property from Tioronda Avenue. The Applicant will construct appropriate sidewalks and crosswalks to ensure safe passage. The Amended Concept Plan further includes bike racks and designated parking areas for users of the Greenway Trail.

(10) Public access for greenway trails.

(a) While a Fishkill Creek development will require certain private elements for the security and benefit of its residents and property owners, a Fishkill Creek development shall provide public pedestrian access in a manner which enhances existing public access opportunities, and coordinates such public access with existing or anticipated opportunities for public access on adjacent lands to facilitate future linkages in a continuous pedestrian path system.

(b) In order to foster the purposes of this article, in order to implement the policies expressed in the City's Comprehensive Plan and the Fishkill Creek Greenway and Heritage Trail Master Plan, including the creation of greenway trails, and in order to increase public pedestrian access to and the potential for enjoyment of Fishkill Creek, each FCD project shall show a dry-land right-of-way or easement for the enjoyment of the public, which easement shall be not less than 20 feet in width traversing the entire length of the site unless configured otherwise by the Planning Board during the site development plan review process. To the maximum extent practicable, said right-of-way or easement shall be integrated so as to create linkages with existing and anticipated public pedestrian and bicycle trail systems on adjacent lands.

(c) The trail within said right-of-way or easement shall be constructed by the project developer and shall be maintained by the property owner. Said trail may be located in the Fishkill Creek buffer.

The Project continues to provide a Greenway Trail for public use which can connect to future trails along the Creek on adjacent properties. The trail continues to be expansive, representing a large addition to the City's proposed Fishkill Creek Greenway & Heritage Trail (FCG&HT) Master Plan. This trail will connect to Wolcott Avenue through an existing pedestrian entrance on the Wolcott Avenue bridge and to the adjacent property to the south. Public access to the trail is also provided from Tioronda Avenue. The Project continues to contain a handicap accessible component for the trail connecting the upper greenspace area to the lower trail. The project developer will be responsible for the construction and maintenance of the Greenway Trail. Furthermore, the Amended Concept Plan provides two (2) connections with the proposed MTA rail trail. The Greenway Trail was (originally) designed by the Applicant in close coordination with the City Planner and the Chair of the Greenway Trail Committee. Subsequent modifications to the Greenway Trail will be addressed by the Planning Board in further detail but is a positive improvement.

(11) Off-street parking and loading.

(a) General parking requirements.

[1] Off-street parking and loading areas shall be designed with careful regard to their relation to the uses served. They shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.

[2] Parking and loading facilities not enclosed in structures shall be suitably landscaped and/or screened as determined appropriate by the Planning Board. Off-street parking shall be located toward the rear or side of the site, under the

ground floor of buildings, and/or screened from public views by approved landscaping or architectural elements.

[3] The construction of any proposed parking structures to accommodate the PCD project shall be integrated into the development.

(b) Parking requirements. The FCD District parking requirements shall be in accordance with § 223-26 of this chapter, except that the requirements in § 223-26F shall be both the minimum and maximum requirements for a FCD project.

(c) With respect to any building, structure or use for which the required number of parking spaces is not specifically set forth in § 223-26F of this chapter, the Planning Board, in the course of Site Plan review, shall determine the number of off-street parking spaces required, which number shall bear a reasonable relation to the minimum off-street parking requirements for specified uses as set forth in the above schedule.

(d) Up to 20% of the required parking may be designated for compact automobiles at the discretion of and in accordance with standards as determined by the Planning Board.

(e) Off-street loading shall be provided as the Planning Board may find appropriate.

Parking is provided in a surface lot and within underground parking garages benieth Buildings 100B, 200, and 300. Since the Applicant previously received Concept Plan approval, the City's parking regulations and requirements have been amended. Beacon City Code § 223-26D(4) now provides that residential uses in the FCD may have one (1) to three (3) parking spaces per dwelling unit, as determined by the Planning Board. Therefore, the 200-unit residential development requires a minimum number of 200 parking spaces. The Amended Concept Plan provides 218 parking spaces for the residential component comprised of 93 surface spaces and 127 underground garage spaces. The Applicant also proposes four (4) surface parking spaces for the Greenway Trail, which brings the total number of parking spaces to 222, of which twelve (12) are ADA accessible.

(12) Utilities and services.

(a) Underground lines. All on-site television, power and communication lines, as well as all on-site water, sewer and storm drainage lines, shall be installed underground in the manner prescribed by the regulations of the government agency or utility company having jurisdiction. Any utility equipment to be necessarily located above ground shall be adequately screened from view in an attractive manner.

(b) Approval of appropriate jurisdictions. All buildings within Fishkill Creek development projects shall be served by water supply, sanitary sewage and stormwater drainage systems as approved by the appropriate government agency or agencies having jurisdiction thereof. Stormwater drainage shall minimize siltation and nonpoint source discharge of salted areas and any other pollutants. Best management practices shall be required.

(c) Television hookups. Television hookups shall either be by cable television or a central antenna system designed to minimize adverse aesthetic impact and shall not be by multiple individual satellite dishes.

(d) Refuse collection. The Fishkill Creek development project shall provide an adequate means of storing refuse between collections, and shall comply with all applicable City requirements, including recycling requirements. Such storage systems shall be designed to minimize adverse aesthetic impact.

(e) Cooling systems. Cooling systems shall be designed so as to minimize adverse aesthetic impact.

(f) Placement of utilities. Where possible, all utilities shall be placed within the right-of-way.

(g) Utility deficiencies. The FCD project shall address all known utility deficiencies which have a relationship to the project, the project's impact upon said utilities, and the project's implementation and/or financing of its fair share of the mitigation of said impact and deficiencies, including the dedication of utility easements to the City.

All utility installations will be underground. The details of the installation will be finalized during the Planning Board's amended site plan review. The Project will be served by City of Beacon municipal water and sewer service. A 12" water main and 8" sewer main are located along Tioronda Avenue. Sewage generated from the residential buildings will be conveyed via gravity flow to an onsite sewage pump station, where it will be pumped via force main and tapped in to the existing 2-inch fiberglass pipe which extends under the railroad property and ties into the City sewer system.

The Project continues to propose a combination of standard stormwater management practices and alternative practices, including the use of green infrastructure practices such as bioretention.

(13) Floodplain. The Fishkill Creek development project shall comply with the applicable provisions of Chapter 123, Flood Damage Prevention, of the City Code. All habitable stories shall be elevated above the one-hundred-year floodplain elevation.

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Property along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. The Project continues to not propose building construction within Zone AE.

(14) Historic preservation. Every reasonable effort shall be made to preserve and/or incorporate significant historic structures and artifacts as part of the FCD project.

The Planning Board will continue its review of the architectural details of the plans and new proposed development to ensure that every reasonable effort is made to preserve and/or incorporate historic structures and artifacts as part of the FCD project.

(15) Fishkill Creek vegetative buffer.

(a) A protective creekside buffer measured from the top of the creek bank shall be observed. "Top of the creek bank" shall mean the highest elevation of land which confines Fishkill Creek.

(b) The protective creekside buffer dimension in § 223-41.14I(15)(a) of this chapter is a minimum and may be increased if necessary to mitigate the impact of the proposed development.

(c) With respect to development near the creekside buffer, the Site Plan shall address the following requirements:

[1] Site development shall be filled to the topography and soil so as to create the least potential for vegetation loss and site disturbance.

[2] Vegetation removal shall be limited to that amount necessary for the development of the site. Protection of tree crowns and root zones shall be required for all trees planned for retention.

[3] Vegetation indigenous to the site or plant community shall be restored in areas affected by construction activities. Temporary vegetation, sufficient to stabilize the soil, may be required on all disturbed areas as needed to prevent soil erosion. New planting shall be given sufficient water, fertilizer and protection to ensure reestablishment.

(d) All approved measures to mitigate the loss or impact to riparian habitat shall become conditions of approval of the project.

(e) The creekside buffer shall be protected by a conservation easement and/or covenants and restrictions which provide for the preservation of existing and proposed vegetation within said buffer.

The proposed layout, as amended, continues to utilize the existing disturbed area from the former heavy industrial site, while preserving the area at the top of the creek bank. A conservation easement protects the proposed Greenway Trail area. In addition, the Project provides a creekside buffer along the Fishkill Creek to preserve existing vegetation and significant trees, as well as viewsheds along this corridor. The setback from the Fishkill Creek as measured from the top of the creek bank exceeds the minimum required setback of 25 feet and the minimum required average setback of 50 feet. The amended layout was designed to avoid 100-year floodplain areas and continues to avoid very steep slopes.

[4] The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

City Comprehensive Plan

The City’s Comprehensive Plan includes goals related to economic development, encouraging environmental cleanup and residential redevelopment of unused or underutilized industrial sites, protection of the Fishkill Creek, preserving open space corridors along the Fishkill Creek, and maintaining a variety of housing opportunities. The Proposed Action, as amended, includes the redevelopment of a former industrial site for residential purposes. In addition, the Proposed Action includes the expansion of the Greenway Trail along the Fishkill Creek corridor. The Project still includes a Greenway Trail along the Fishkill Creek and has been modified to be more accessible to the public and can continue to connect to adjacent properties. The Greenway Trail is likely to alleviate some of the

pressure on other public parks and recreational facilities in the City. The Proposed Action, as amended, remains consistent with the Comprehensive Plan.

LWRP

On May 12, 2026, the Planning Board readopted and reaffirmed its June 11, 2019, LWRP determination finding that the Project, as amended, continues to be consistent with the LWRP policies for the reasons stated in its June 11, 2019, determination. Accordingly, the amended Project remains consistent with the applicable LWRP recommendations for development.

Fishkill Creek Greenway & Heritage Trail Master Plan (FCG&HT)

The Greenway Trail will be constructed to the guidelines of the City's Fishkill Creek Greenway & Heritage Trail Master Plan (FCG&HT) as approved by the Planning Board. The previously approved Site Plan was endorsed by the City of Beacon Greenway Trail Committee and approved by the Planning Board. The Greenway Trail represents a significant addition to the City's proposed FCG&HT Master Plan fulfillment. This trail connects to Wolcott Avenue through an existing pedestrian entrance on the Wolcott Avenue bridge, and to the adjacent property to the south. Public access to the trail is also provided from Tioronda Avenue, including dedicated parking and a bike rack. The Applicant also proposes a public dog run which may encourage use of the Greenway Trail. The Greenway Trail is proposed to be extended to include the island in Fishkill Creek.

[5] The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

The Project, as amended, continues to be planned as a cohesive unit, with a comprehensive plan for access, connected greenspace, landscaping, signs, circulation, and compatible architectural elements. The land uses are complementary to the site and further the objectives of the Comprehensive Plan.

[6] The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

The Project continues to involve the redevelopment of a deteriorated former industrial site. The Project, as amended, will still aesthetically improve the site with new landscaping, decorative lighting, and architecturally pleasing new buildings, as well as provide a public Greenway Trail along the Fishkill Creek, public dog run, and public pollinator/community garden. The properties north of the project site have been subsequently developed as apartment buildings and the City's Highway Garage was relocated to another part of the City. The project site is separated from Tioronda Avenue by a railroad bed owned by MTA, and across Tioronda Avenue are single-family residences and a public school. Adjacent to the project site to the south is a vacant industrial property, also located in the FCD district. Uses across the Fishkill Creek from the project site continue to include single family residences, a two-family residence, vacant land owned by the City of Beacon, and an animal rescue facility. The newly proposed residential uses will blend in with the other uses in the area and will be consistent with the future development of nearby FCD properties.

[7] The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

The Greenway Trail will continue to be constructed to the guidelines of the City's FCG&HT Master Plan. The provision of the trail easement is a major benefit to the City. The Project generally avoids steep slopes and the 100-year floodplain. Furthermore, the Applicant has protected the area near the Creek by placing the Greenway Trail in a Conservation Easement. The Greenway Trail improvements are in close proximity to the Fishkill Creek but are designed in a way to avoid any significant impacts to the creek during or post-construction.

[8] The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

The City's Local Waterfront Revitalization Plan designates 13 local viewsheds under Policy 25A for protection. The Applicant's development site continues to not be located within any of the designated viewsheds. The new proposed development area is not located in a designated LWRP viewshed, and the project design is consistent with the applicable LWRP recommendations for developing in scenic viewsheds.

The new proposed layout for Buildings 100A and 100B primarily utilizes the existing disturbed area from the former heavy industrial development, while the area at the top of the bank of the Creek is preserved. The natural grade changes across the site (west to east), serve to screen the parking and lower the height of the buildings as viewed from Tioronda Avenue and from residential properties across Tioronda Avenue.

BE IT FURTHER RESOLVED, that the City Council hereby GRANTS the application of 248 Beacon Holdings LLC for Amended Concept Plan Approval to construct two (2) new multifamily buildings, containing 136 new dwelling units, of which 27 units are BMR units, and which is in addition to the 64 dwelling units already constructed in Buildings 200 and 300, on ±9.18 acres located on property at 248 Tioronda Avenue in the Fishkill Creek Development ("FCD") District and LWRP area as set forth and detailed on the drawing entitled "248 Tioronda Avenue," prepared by LaBella Associates, upon the following conditions:

1. There shall be no reduction in the number of BMR units provided at the Property without further approval of the City Council. On December 15, 2025, the City Council adopted Resolution No. 117 of 2025, requiring the development of 27 new BMR units in addition to the eight (8) BMR units previously approved. For avoidance of doubt, the full build out of the Project collectively contains at least 35 BMR units.

2. Prior to the issuance of a Building Permit for Buildings 100A and 100B, the Applicant shall obtain Final (amended) Site Plan Approval from the City of Beacon Planning Board.

3. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.

4. A copy of this Resolution shall be attached to the Certificate of Occupancy.

5. The Applicant shall provide the Planning Board with a separate sheet detailing all structures projecting above the roofline of the buildings, including the stairwell, mechanical equipment and elevator bulkheads, to ensure that such structures are designed to the minimum dimensions necessary to achieve their intended purpose and appropriately screened or set back from the edge

of the building to minimize the view of such structures and equipment. The Planning Board shall also explore appropriate screening for all structures projecting above the roofline of the buildings.

6. The Planning Board shall review the locations and screening of all utilities, generators, meters, dumpsters, and similar utility items and require that if the proposed location of such equipment is modified by the utility company, notice will be provided to the Building Inspector who will need to review and approve such change

7. The Planning Board shall review the location of the Greenway Trail connection pathway near Building 100A and its relation to the proposed dumpsters, including whether additional separation or screening, or both, between the two features is appropriate.

8. The Planning Board shall review and ensure that adequate screening and landscaping is provided along the rear of Buildings 100A and 100B to shield and mask views of the buildings and any utility equipment from the Greenway Trail.

9. The Planning Board shall review the proposed public dog run to ensure that adequate safeguards are in place and maintained to prevent noxious matter and rubbish from entering the creekside buffer area and Fishkill Creek.

10. The Applicant shall post a weatherproofed copy of the Site Plan and architectural renderings of the Project to be posted on a sign to be maintained at the property from the time of commencement of construction until substantial completion of the structure. The renderings shall be posted upon the issuance of the first permit issued for Buildings 100A and 100B by the Building Department.

11. As used herein, the term “Applicant” shall include its heirs, successors and assigns.

12. This Amended Concept Plan approval shall expire if Site Plan review is not pursued diligently and received within 24 months. If site plan approval is granted, the Concept Plan approval shall expire at the time the Site Plan approval expires. An extension of the Site Plan is also an extension of the approved Concept Plan.

13. If any of the conditions enumerated in this Resolution are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

14. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution No. 46 of 2026 **Date: May 18, 2026**

□ **Amendments** □ **2/3 Required**

□ **On roll call** □ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					**x**
		Amber Grant					**x**
		Lastar Gorton		**x**			
x		**Zack Smith**	**x**				
		Sergei Krasikov	**x**				
	x	**Carolyn Glauda**	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Received by office
of the City Clerk
5/14/2026

Agency Use Only [If Applicable]

Project : 248 Tioronda Avenue

Date : 5-12-2026

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City staff and consultants, and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 248 Tioronda Avenue		
Name of Lead Agency: City of Beacon Planning Board		
Name of Responsible Officer in Lead Agency: J. Randall Williams		
Title of Responsible Officer: Acting Chairperson		
Signature of Responsible Officer in Lead Agency:	Date:	5-12-2026
Signature of Preparer (if different from Responsible Officer)	Date:	5-11-2026

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Beacon Planning Board
248 Tioronda Avenue
May 12, 2026

ATTACHMENT TO
THIRD AMENDED NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SECOND AMENDED SITE PLAN APPROVAL
FOR 248 TIORONDA AVENUE

Parcel ID No. 6054-45-012574

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This narrative will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Applicant is proposing several modifications to the approved Second Amended Site Plan. The modifications to the Second Amended Site Plan are analyzed herein to determine whether such modifications will result in a significant adverse environmental impact as compared to that which was previously studied. The proposed modifications are as follows:

- In lieu of constructing the previously approved 25,400 s.f. office building (Building 100), two residential buildings are proposed: Building 100A consisting of 71,833 square feet with 78 dwelling units and Building 100B consisting of 66,853 square feet with 58 dwelling units. Of the 136 proposed new dwelling units, 27 dwelling units will be below-market-rate pursuant to Section 223-41.10 of the City Zoning Code. This is in addition to the 64 dwelling units already constructed on the Property situated in Buildings 200 and 300.
- Proposed outdoor amenity plaza, including swimming pool
- Publicly accessible dog run
- Publicly accessible pollinator and community garden
- Extension of the Greenway Trail area to include the island in Fishkill Creek

Site History:

On June 11, 2019, the Planning Board adopted a SEQRA Negative Declaration (the "2019 SEQRA Negative Declaration"). Thereafter, on November 18, 2019, the City Council adopted a Fishkill Creek Development Concept Plan Approval and on April 14, 2020 the Planning Board adopted Subdivision (lot merger)[1] and Site Plan approval. Thereafter, the Applicant submitted an application for amended Site Plan approval which was approved on November 9, 2021, as well as the Planning Board's granting of an LWRP Consistency Determination. In connection with the 2021 Amended Site Plan approval the Planning Board adopted an Amended SEQRA Negative Determination on September 14, 2021 (the "2021 SEQRA Negative Declaration"). [2]

On September 14, 2021 the Planning Board adopted an Amended SEQRA Negative Declaration, reaffirmed its June 11, 2019 LWRP Consistency Determination, and thereafter on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate an emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint.

On May 14, 2024 the Planning Board adopted a Second Amended SEQRA Negative Declaration, again reaffirmed its June 11, 2019 LWRP Consistency Determination, and approved a Second Amended Site Plan which was sought by the Applicant to revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the

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[1] As part of this approval, former Beacon Tax Map Parcel No. 5954-16-993482 was merged into this parcel, *See* Dutchess County Map No. 10970A, filed on April 14, 2021.

[2] Additional history concerning the redevelopment of the Property is as follows: Approvals were previously granted by the City for a project on the Site consisting of a 100-unit multifamily residential development with four (4) buildings, a 1,200 s.f. clubhouse, swimming pool and associated parking ("Prior Project"). The Prior Project also included a Greenway Trail and an access easement was granted by the MTA for the Tioronda Avenue access drive. The Planning Board served as Lead Agency for the environmental review of the Prior Project and a Negative Declaration was adopted on April 8, 2014 along with a determination of the Prior Project's consistency with the Local Waterfront Revitalization Program (LWRP). The Prior Project then received Concept Plan and Special Permit approvals from the City Council on August 4, 2014, followed by Subdivision (lot consolidation) and Site Plan approvals from the Planning Board on January 13, 2015. The approvals were extended from time to time by the City Council and the Planning Board. The City Council adopted zoning amendments in 2017 which resulted in a reduction of the number of dwelling units that would be permitted for the Site. The amendments also eliminated the requirement for a Special Permit in the Fishkill Creek Development District. Following the adoption of the 2017 amendments, the 100-unit multifamily residential development was no longer a permitted use of the Site.

site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system.

The property is identified on the City of Beacon Tax Map as **Parcel No. 6054-45-012574** and located within the Fishkill Creek Development (FCD) Zoning District (the "Property" or "Site"). Access to the development is provided from Tioronda Avenue across the Metropolitan Transit Authority (MTA) property via an easement.

The Proposed Action is an Unlisted Action. The Planning Board circulated its Notice of Intent to be Lead Agency and received no objections.

Summary of Rationale for Negative Declaration: The Proposed Action, as amended, will not result in any significant adverse environmental impacts.

Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.

The proposed amendment to the Site Plan will not have a significant adverse environmental impact as a result of any physical changes to the project site.

Under the third proposed amendment to the Site Plan, the disturbance area is proposed to increase by 0.33 acres from 6.75 acres to 7.08 acres, as reflected in the EAF submitted and relied upon in 2024 for the Second Amended Negative Declaration and the EAF submitted and relied upon in 2026 in support of this Third Amended Negative Declaration. Such disturbance area continues to be almost entirely within the areas previously disturbed by the former Tuck Tape Industries development area. Additionally, the Third Amended Site Plan proposes an approximate 1.03 acre increase in impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. As set forth below, the additional impervious surface coverage will be accounted for in the forthcoming revised Stormwater Pollution Prevention Plan ("SWPPP") which will include erosion and sediment control measures during construction, post-construction stabilization, and water quantity and quality treatment of stormwater runoff.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts are expected as a result of any physical change to the Property.

Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.

There continue to be no unique geological features on the Property.

Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

Stormwater: The Third Amended Site Plan provides an increase of approximately 1.03 acres of impervious surface coverage as compared to the previously approved plan which called for a reduction of approximately 0.14 acres of impervious coverage as compared to the prior approved plan. A revised SWPPP will be prepared for review by the City of Beacon Planning Board during the Site Plan review process. The revised SWPPP will provide a comparison between the previously approved project and the currently proposed project as to the additional areas of impervious coverages, and any revisions to the previously approved stormwater facilities constructed or to be constructed at the Property.

Water resources: The Site is contiguous to the Fishkill Creek, a NYSDEC stream identified as H-95, a tributary of the Hudson River. This stream is classified as a Class C stream in the vicinity of the Site; therefore, it is not regulated by NYSDEC as a protected water, as confirmed by letter from NYSDEC dated March 21, 2019. The Greenway Trail improvements are in close proximity to the Fishkill Creek but have been designed in a manner to avoid any significant adverse impacts to the creek both during and after construction.

Groundwater: The Project will continue to be connected to the existing public water distribution and sanitary sewer systems. No change is proposed in the Third Amended Site Plan that would have a significant adverse impact on groundwater resources.

Water & Wastewater: According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems (March 2014), a dwelling unit is expected to generate 110 gallons per day (gpd) of water/wastewater usage per bedroom, which incorporates a reduction for the use of water saving plumbing features. In total, the Project is proposed to include 53 studio units, 76 one-bedroom units, 44 two-bedroom units, 7 three-bedroom units, 8 one-bedroom duplexes, 9 one-bedroom townhouses with home offices, and 3 one-bedroom townhouses without home offices, for a total of 258 bedrooms in 200 dwelling units. The total water/wastewater demand for 258 bedrooms is 28,380 gpd which represents an increase of 16,504 gpd over the previously approved office use of Building 100. Water and wastewater capacity exists and therefore there will be no significant adverse environmental impacts as a result of the Project.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Site along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. No building construction is proposed within Zone AE.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Potential impacts on air quality remain unchanged since the prior SEQRA Determination.

Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.

The Third Amended Site Plan does not result in any changes to potential impacts to endangered, threatened or rare species. The Third Amended Site Plan includes a pollinator garden which will provide potential habitat for bees, butterflies and birds and aid in pollination.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the Project.

Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.

There continues to be no agricultural resources in the vicinity of the Property.

Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

Proposed amendments will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is not currently within any officially designated viewsheds.

Buildings 100A and 100B maintain the same or similar roofline to the existing residential buildings (Buildings 200 and 300), but are taller in terms of height and stories due to the change of grade. The proposed buildings will appear as 5 story buildings at the Fishkill Creek rear elevation which will differ from the existing buildings, but renderings of the proposed condition do not reveal publicly accessible viewsheds that are significantly out of character for

the area, particularly considering the site was formerly occupied by an industrial factory building. However, further information concerning screening of rooftop equipment shall be provided during detailed site plan review to ensure rooftop mechanicals are sufficiently screened from view.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts to aesthetic resources are anticipated as a result of the Project.

Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.

The impacts to Historic and Archeological Resources examined by the Planning Board during its prior environmental review of the Proposed Action and the conclusions set forth in the prior Negative Declarations are unaffected by this Proposed Action. Further, the State Historic Preservation Office (SHPO) of the NYS Office of Parks, Recreation and Historic Preservation issued a letter dated March 20, 2026 confirming that no adverse impacts are anticipated due to the Third Amended Site Plan.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, no significant adverse impacts on historic or archaeological resources are anticipated to result from the Project.

Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.

No changes are proposed which will impact open space or recreation. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on open space or recreation as a result of the Project.

Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.

The Proposed Action is not located in a Critical Environmental Area.

Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.

The Amended Concept Plan and Third Amended Site Plan does not propose any changes in access to the Property. The Applicant's professional consultant, LaBella, P.C., prepared a Trip Generation Memorandum, dated January 28, 2026, to analyze the proposed traffic generation from a multifamily development of 200 dwelling units as compared to the previously approved project consisting of 64 dwelling units with 25,400 square feet of office space. As compared

to the previously approved project, the proposed project would result in 24 additional vehicle trips during the Weekday AM Peak Hour and 18 additional vehicle trips during the Weekday PM Peak Hour. Based on the analysis set forth in the expanded FEAF Part 1, the intersection of Wolcott Avenue and Tioronda Avenue has sufficient capacity and the proposed vehicle trip generation will not result in significant adverse impacts to the traffic network. Regarding parking, the City of Beacon Zoning Code requires a total of 200 parking spaces (1 space per dwelling unit) in the FCD and the proposed plans include 222 parking spaces.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on transportation as a result of the Project.

Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

Detailed lighting plans will be produced by the Applicant during Site Plan review. It is anticipated that the lighting associated with Buildings 100A and 100B will be typical residential lighting consistent with the existing lighting at Buildings 200 and 300 and will therefore have no significant environmental impact. All lighting must comply with the standards set forth at Section 223-14 of the Zoning Code. No changes are proposed from what was previously reviewed and approved with respect to odors or noise, except for the proposed community dog run which may result in elevated noise from barking dogs. While noise from the proposed dog run will not result in a significant adverse environmental impact, consideration will be made during Site Plan review for any mitigation measures that may be necessary including hours of operation.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact as a result of objectionable odors, noise or light.

Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The project site was listed in the NYSDEC's Environmental Remediation Database as Site Code 314044, formerly owned by Tuck Industries and operated as a tape manufacturing facility. The listing was the result of leaking drums and storage tanks that contained solvents and solvent recovery system waste (primarily heptanes and toluene), which resulted in soil contamination.

The NYSDEC website indicates that the has been remediated and assigned a classification of C, which means that the NYSDEC has determined that remediation has been satisfactorily completed under a remedial program. The site has been delisted from the NYS Registry of Inactive Hazardous Waste Disposal Sites per NYSDEC correspondence dated October 11, 2002.

By letter dated May 1, 2003, NYSDEC notified the owner of the Site that it had been "deleted from the Registry effective with receipt of this letter."

Further, all prior conditions related to prior site contamination remain in effect and the Third Amended Site Plan proposes no changes that would create new or different impacts on human health, except for the proposal for a community garden. Prior to allowing construction of a community garden, the Applicant shall provide data confirming that the site meets the required clean-up criteria for that proposed activity. For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on human health as a result of the Project.

Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.

The Third Amended Site Plan does not present any new or different impacts as compared with that which was previously reviewed and determined to be consistent with community plans and community character. The 2007 Comprehensive Plan encouraged residential development at the old industrial sites and called for a greater density (15 dwelling units per acre), stating that "Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas."

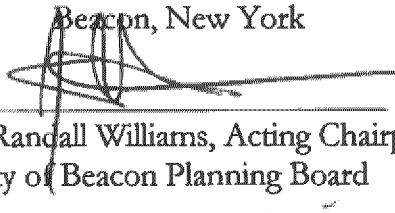
Further, in terms of fiscal impacts, the Applicant's professional consultant prepared an analysis, dated March 24, 2026, estimating the number of school-aged children to be generated by the additional dwelling units proposed to be added to the Project. It was projected that approximately 29 school-aged children may be generated by the Project based on a mix of bedrooms spanning 200 dwelling units. This is an approximate 16 student increase from the 13 students that were estimated to be generated from Buildings 200 and 300. Overall, the total projected number of school-aged children represents only a 1.18% increase in student enrollment in the Beacon City School District.

For the reasons set forth herein, in the FEAF Part 1 Narrative, and in the prior Negative Declarations, there will be no significant adverse environmental impact on adopted community plans or community character as a result of the Project.

Based upon this information and the information in the Environmental Assessment Form including the Project Narrative, the Planning Board finds that the Proposed Action, as amended, will not have any significant adverse impacts upon the environment. This Third Amended

Negative Declaration indicates that no environmental impact statement needs be prepared and that the SEQRA process is complete.

Dated: May 12, 2026
Beacon, New York



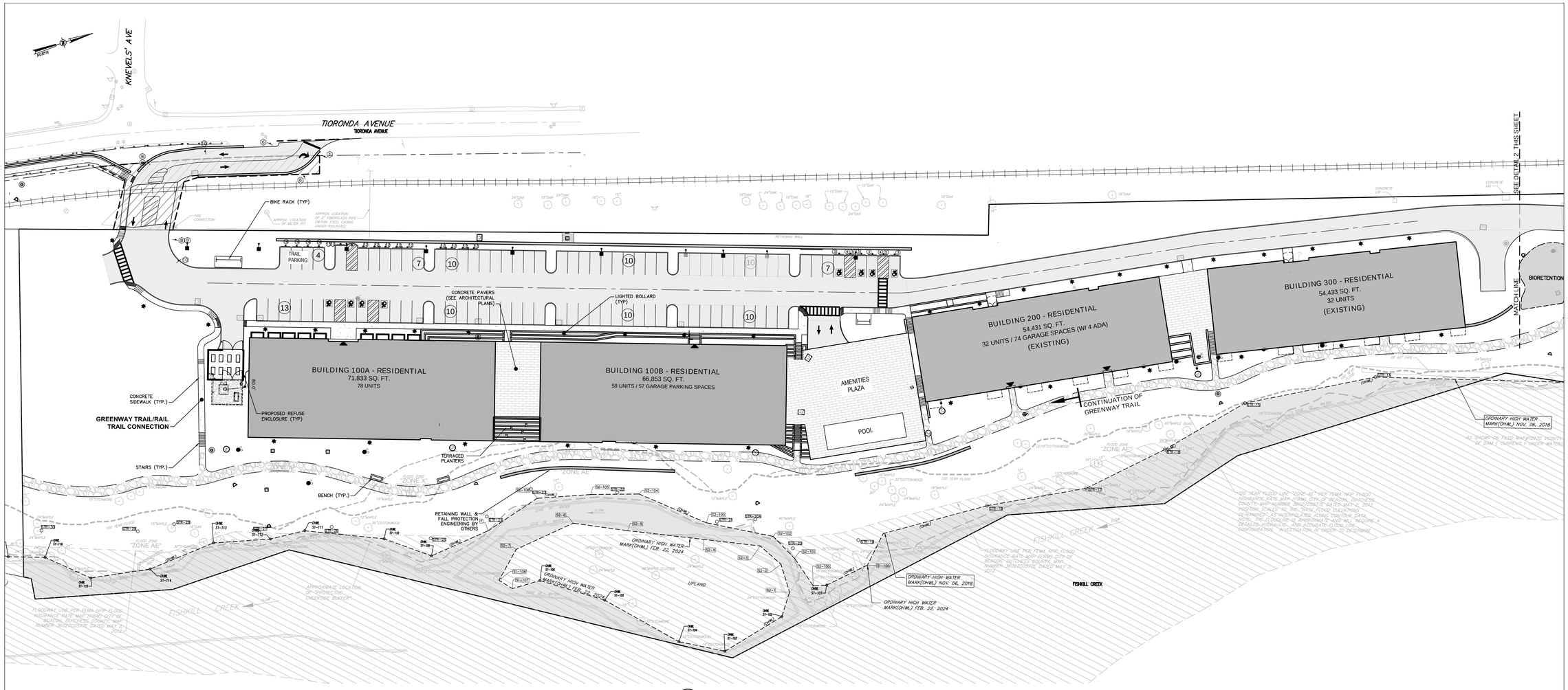
J. Randall Williams, Acting Chairperson
City of Beacon Planning Board

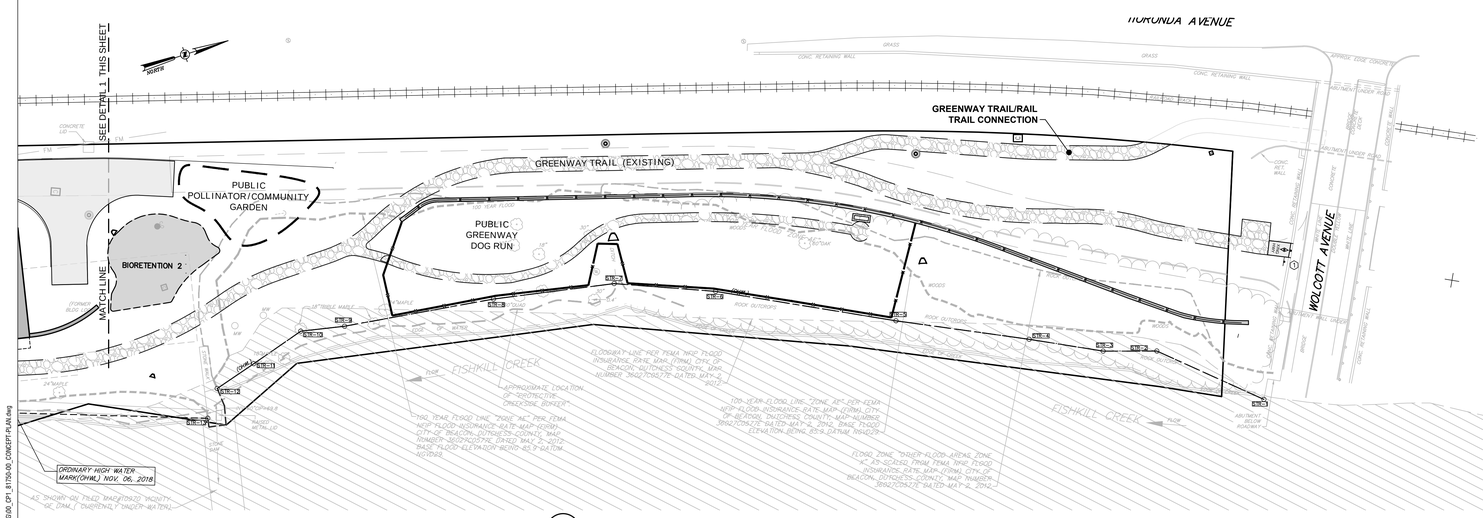
MAY 12, 2026
Dated

Motion by Ms. Quiana, seconded by Mr. Vermeulen:

Kevin Byrne	Voting NO	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

Resolution: Approved 5-1
~~Denied~~





LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- (25) PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	200 UNITS[1]	200 UNITS[1]
MAXIMUM BUILDING COVERAGE	35%	17%
MINIMUM OPEN SPACE	30%	64%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	160'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 62 FT MIN. = 37 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET	SEE NOTE 2
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT =200 SPACES	218 SPACES TOTAL (WHICH INCLUDES 93 SURFACE SPACES AND 127 GARAGE SPACES)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	204 SPACES 7 ACCESSIBLE SPACES REQUIRED	222 SPACES 12 ACCESSIBLE SPACES PROVIDED 4 OF 11 ACCESSIBLE SPACES IN GARAGE

BULK TABLE NOTES:

1. EXISTING BUILDINGS 200 + 300 CONTAIN 64 UNITS (SEE DEVELOPMENT SCHEDULE). PER CITY COUNCIL RESOLUTION RESOLUTION NO. 117 OF 2025, "THE APPLICANT IS DIRECTED TO SUBMIT A CONCEPT PLAN FOR 2 BUILDINGS CONTAINING 136 RESIDENTIAL UNITS (WHICH INCLUDES 27 BMR UNITS)," WHICH SUMS TO 200 UNITS SITEWIDE.
2. PER CITY COUNCIL RESOLUTION NO. 117 OF 2025, BUILDINGS 100A & 100B SHALL BE "IN SUBSTANTIALLY THE SAME DESIGN AS BUILDINGS 200 AND 300." PROPOSED BUILDINGS 100A & 100B MAINTAIN THE SAME ROOF ELEVATION AS BUILDINGS 200 AND 300.

DEVELOPMENT SCHEDULE

BUILDING	UNITS	STUDIO & 1-BR	2-BR	3-BR
200 + 300	64[1]	27	30	7
100A	78[2]	68	10	-
100B	58[2]	54	4	-
TOTAL	200[3]	149	44	7

DEVELOPMENT SCHEDULE NOTES:

1. BUILDINGS 200 + 300 CONTAIN 8 EXISTING BMR UNITS.
2. 27 OF THE UNITS WITHIN BUILDINGS 100A & 100B SHALL BE BMR UNITS MEETING THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE- WORKFORCE HOUSING, OF THE ZONING LAW.
3. FULL BUILDOUT OF 200 UNITS SHALL CONTAIN 35 BMR UNITS.

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labellapc.com

NOT FOR CONSTRUCTION
EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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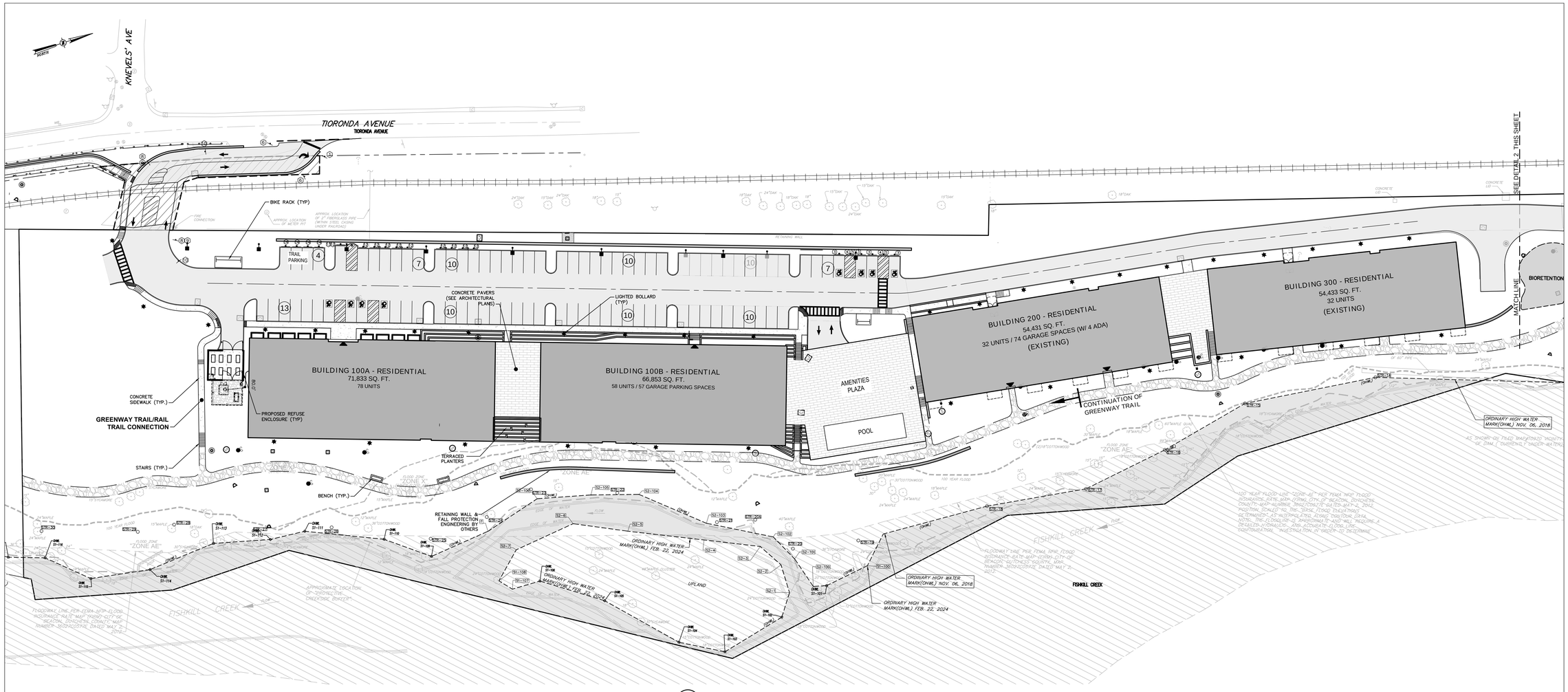
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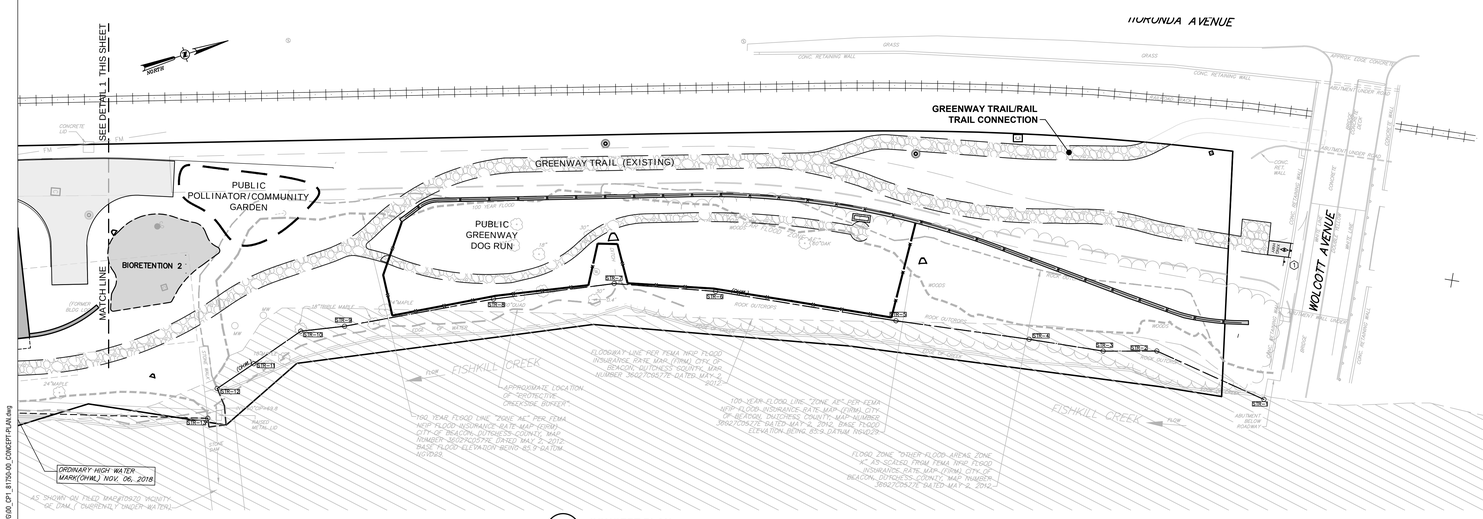
NO:	DATE:	DESCRIPTION:
Revisions		

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REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR CONCEPT PLAN APPROVAL
DATE: 01/29/26
DRAWING NAME: CONCEPT PLAN
DRAWING NUMBER: CP1

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1 CP1 **CONCEPT PLAN**
SCALE: 1"=30'



2 CP1 **CONCEPT PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
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Revisions		

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CP1

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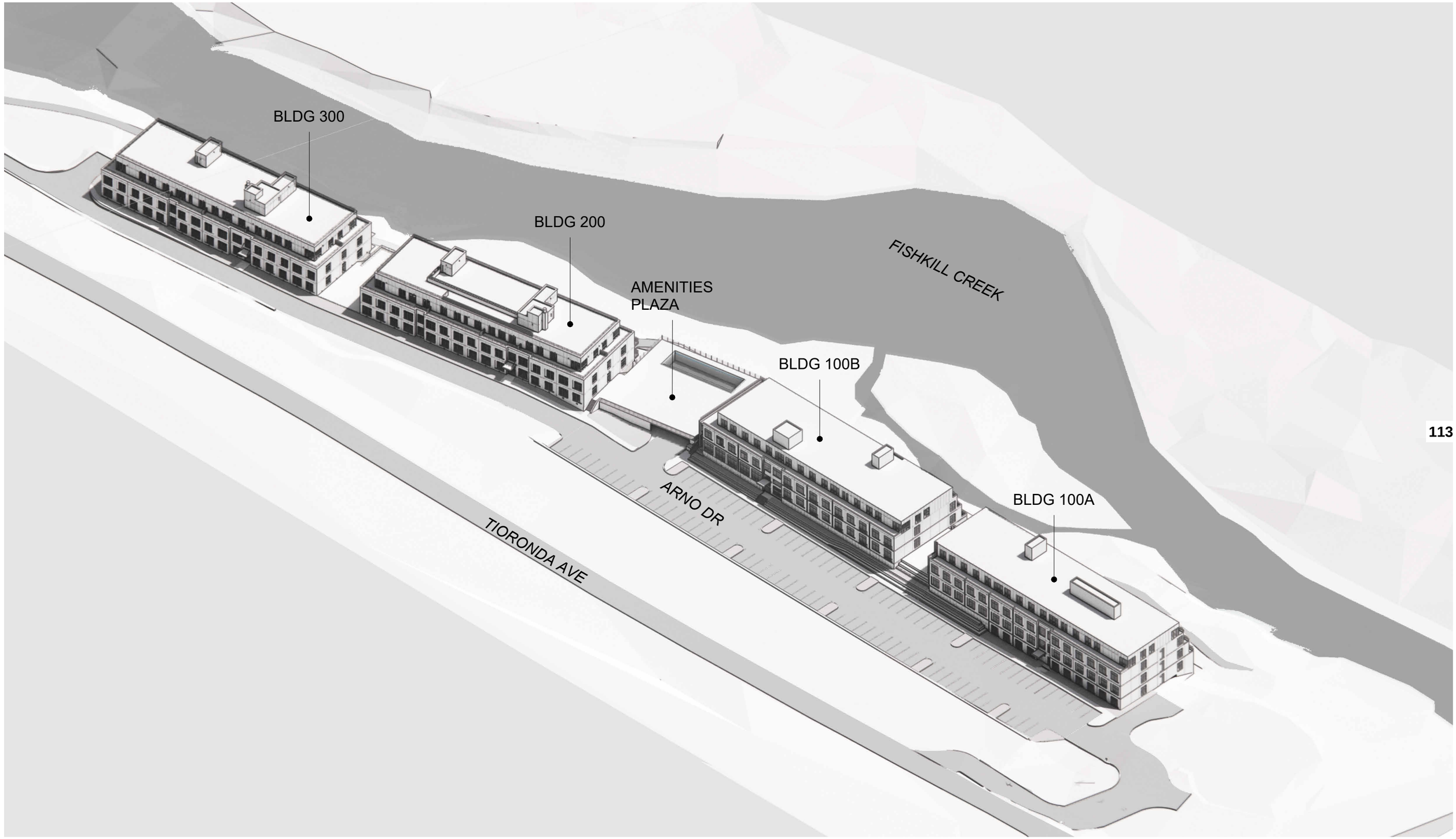
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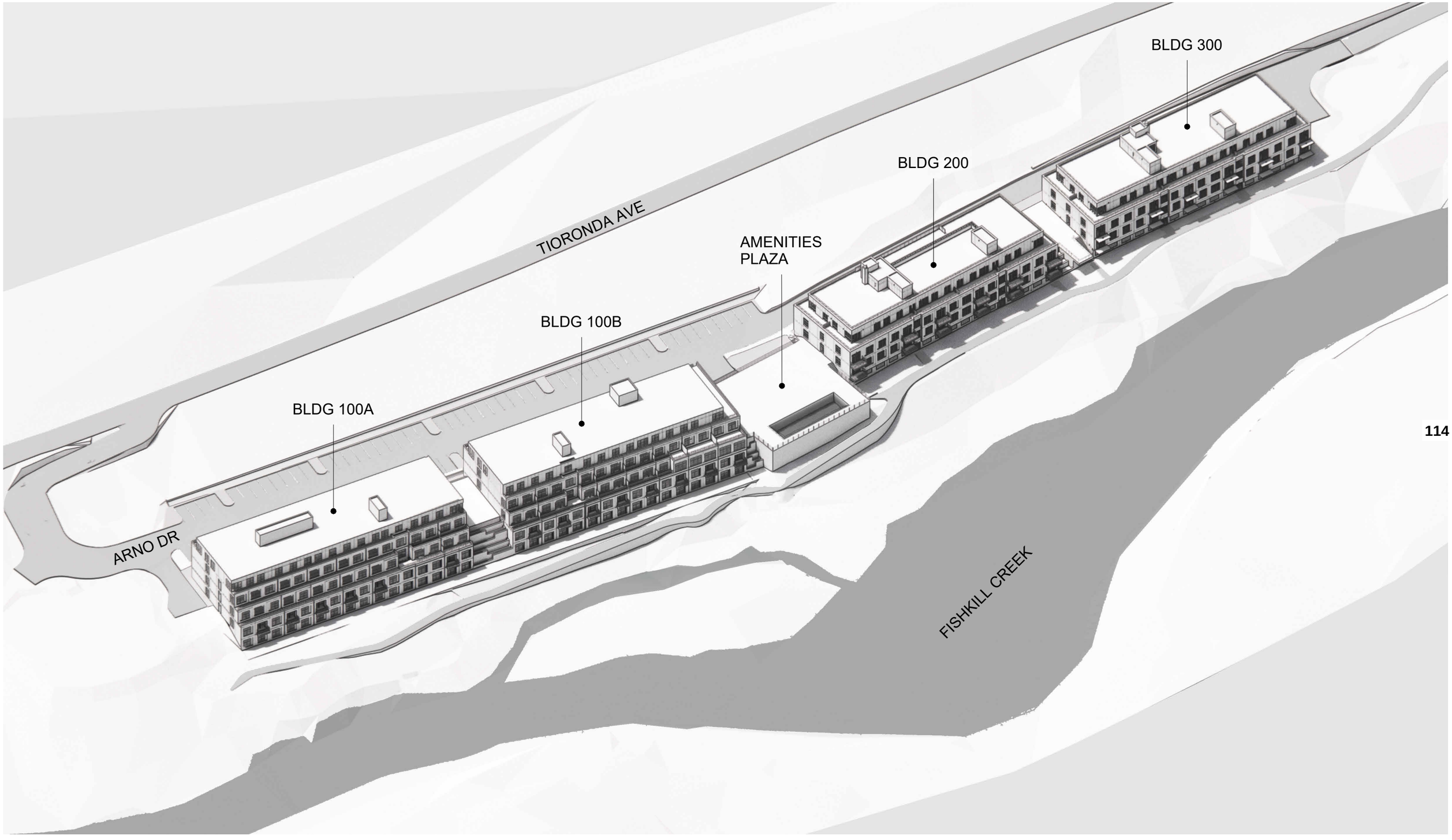


AERIAL VIEW - SW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

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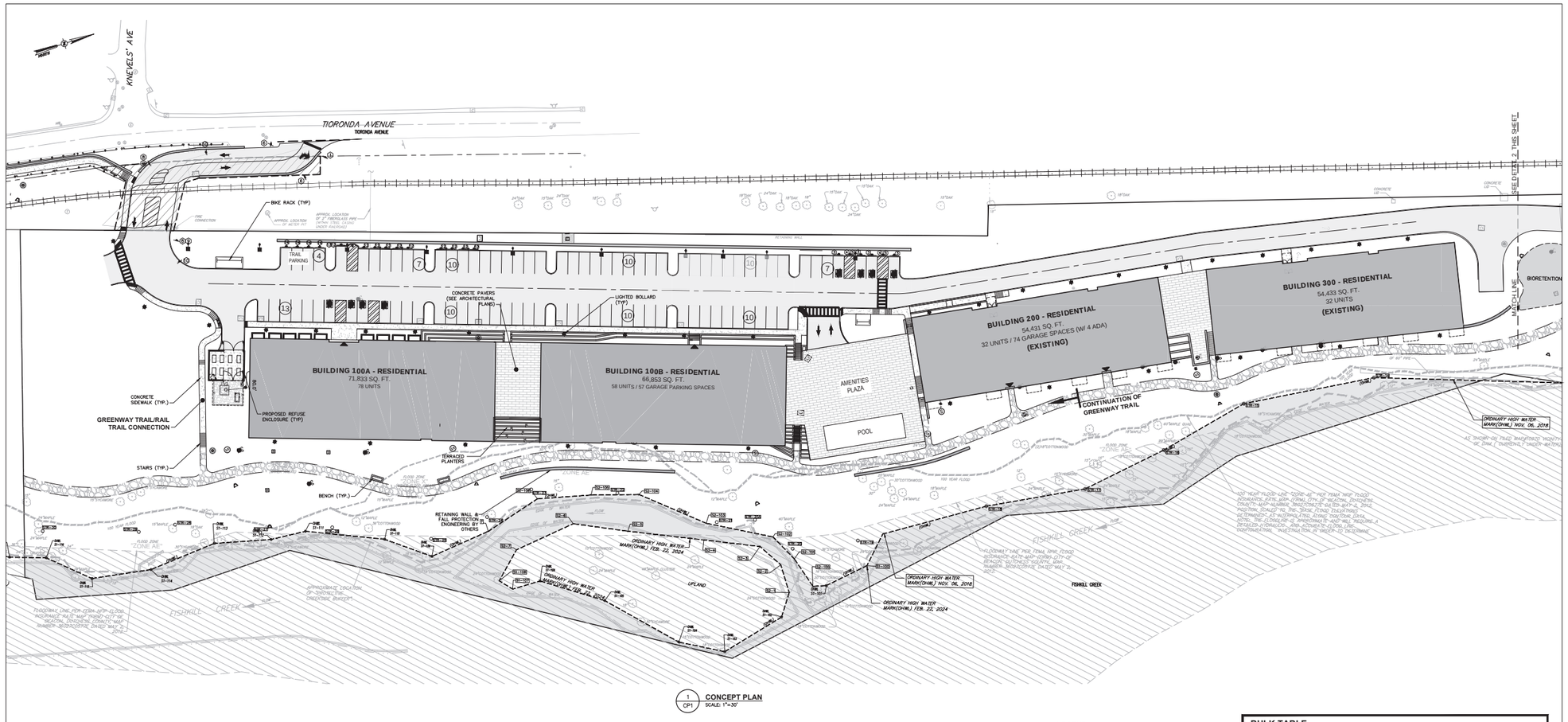


AERIAL VIEW - SE

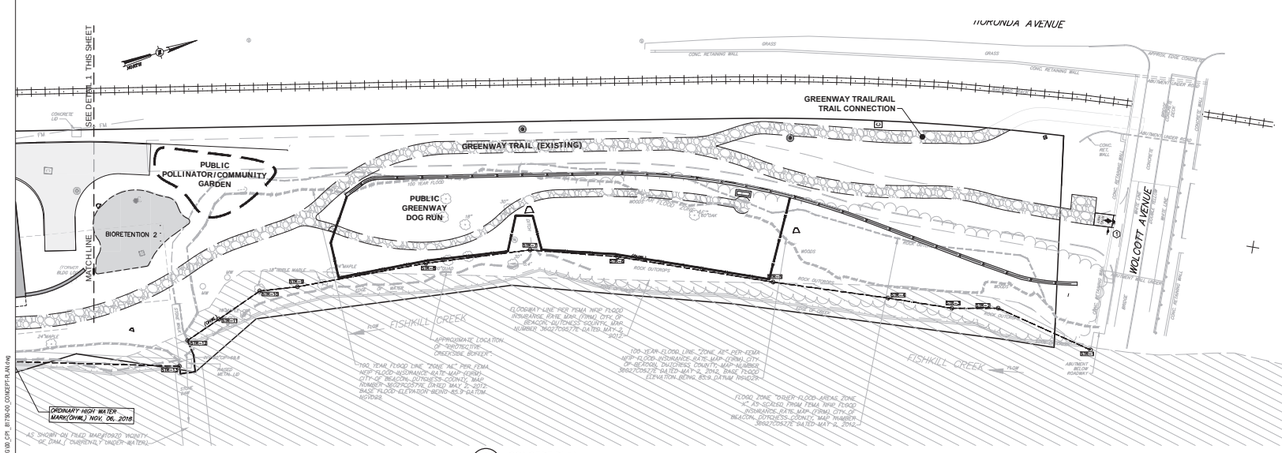
248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



1 CP1 **CONCEPT PLAN**
SCALE: 1"=30'



2 CP1 **CONCEPT PLAN**
SCALE: 1"=30'

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DIP: #####DA## DIP: #####DA##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017676
GEOLOGICAL: 018750

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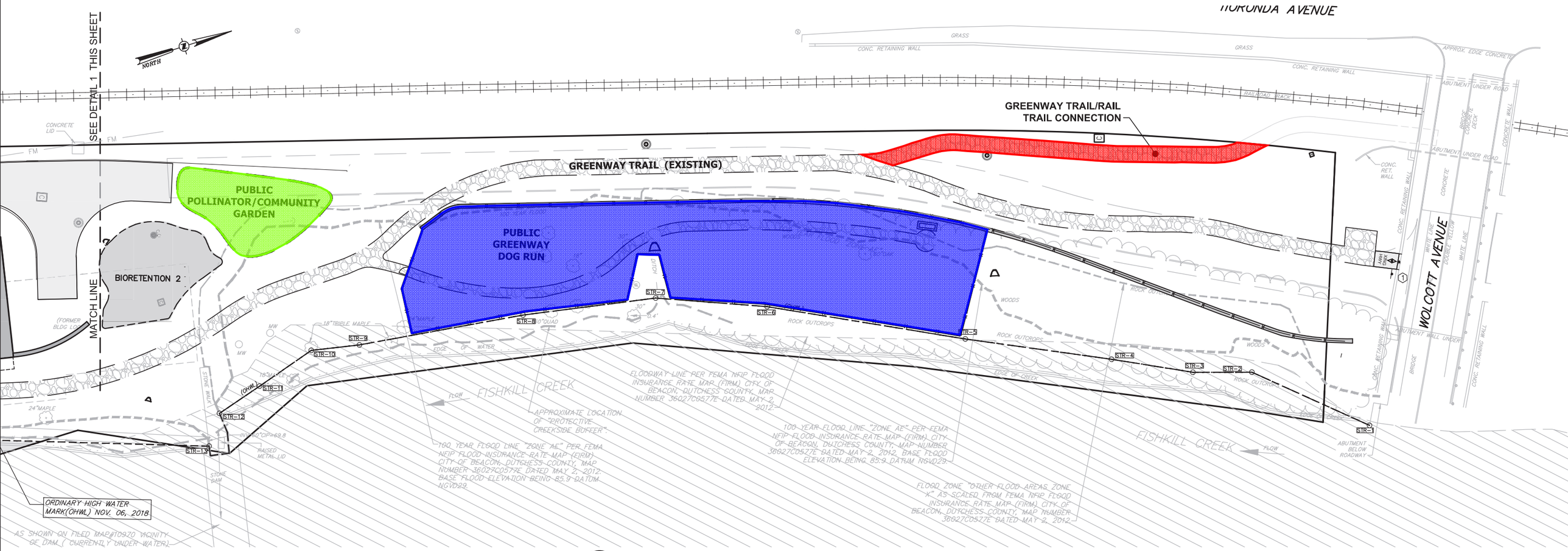
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CP1



2 / CP1 **CONCEPT PLAN**
SCALE: 1"=30'

PERSPECTIVE - NW

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - WEST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - EAST

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - FROM KNEVELS AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten



PERSPECTIVE - FROM WOLCOTT AVE

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

PERSPECTIVE - FROM KRISTY DR

248 TIORONDA AVE
BUILDINGS 100A - 100B

SCHEMATIC CONCEPT DESIGN

ab architekten

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Amended Concept Plan for 248 Tioronda Avenue**

Applicant: **Beacon 248 Holdings LLC**

Address of Property: **248 Tioronda Avenue, Beacon, NY 12508**

Please Fill in this section

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☑ Other (Describe): **Amended Concept Plan**

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/13/2026**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **2/5/2026**	Notes:	☑ Major Project
Date Received: **2/5/2026**		Referral #: **ZR26-025**
Date Requested: **3/13/2026**		
Date Required:	☐ Also mailed hard copy	Reviewer: Emily S. Dozier
Date Transmitted: **2/17/2026**		

March 20, 2026

Jay Blumenfeld
CHAI
35 Main St
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
NY
13PR04006

Dear Jay Blumenfeld:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We have reviewed the updated concept plan and supporting documentation that were submitted to our office on March 17, 2026. We understand that the updated concept replaces the approved commercial building with two new residential buildings in its place. Based on that review, it is the OPRHP's opinion that the amended scope of work, as described, will have No Adverse Impact on historic and archaeological resources.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 131 OF 2024

GRANTING FOR GOOD CAUSE SHOWN BEACON 248 HOLDINGS LLC'S REQUEST TO WAIVE THE REQUIREMENT OF ZONING CODE SECTION 223-41.14B THAT NON-RESIDENTIAL SPACE BE BUILT CONCURRENTLY WITH A RESIDENTIAL DEVELOPMENT AND AUTHORIZING THE BUILDING INSPECTOR TO ISSUE A CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL BUILDINGS

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the "concurrent construction" requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add "for good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed."; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project's nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant's request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council's agenda meetings; and

WHEREAS, the City Council recognizes that while market conditions have changed since the zoning requirements for the Fishkill Creek Development District was amended in 2017 to add Section 223-41.14B, the Applicant has admittedly conceded that its marketing efforts could have been more robust and, to its credit, the Applicant has undertaken additional marketing efforts since it submitted its application to the Council, as explained in detail by its commercial real estate broker at the Council's November 12, 2024 workshop meeting; and

WHEREAS, the City Council recognizes that the residential units in buildings 200 and 300 are ready to be occupied and the fact that the nonresidential building has not been constructed is solely due to the decisions and actions of the Applicant and its failure to seek such relief earlier or to comply with the Zoning Code and conditions of site plan approval to construct the nonresidential building concurrently with the residential building and as interpreted by Building Inspector Buckley, complete the foundation and exterior walls of the building prior to applying for a Certificate of Occupancy for the residential structures; and

WHEREAS, the City Council recognizes that the Applicant has placed Council members in the middle of a dilemma where the Council seeks adherence to its Zoning Code and conditions of the Planning Board's approval, but recognizes the change in market conditions for non-residential construction and the
need for housing within the City of Beacon and the lower Hudson Valley and that 64 units of available housing, which includes 6 BMR units, should be made available for occupancy at the earliest opportunity; and

WHEREAS, notwithstanding that the Applicant does not come to the Council with "clean hands" the Council recognizes the greater interest of City residents in the addition of housing units and the benefit to the City tax roll by having this property placed in service and available for occupancy before the nonresidential component is constructed; and

WHEREAS, the City Council forewarns any other applicants in the Fishkill Creek Development District that the granting of this resolution is unique and not to be deemed as a precedent and is not to be relied on the in the future.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby finds the following good cause exists to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur; (ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below;

AND BE IT FURTHER RESOLVED, that the City Council hereby grants the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, when the Building Inspector determines all conditions of this Resolution have been satisfied.

AND BE IT FURTHER RESOLVED, this approval is granted upon the Applicant complying with the following conditions:

1) The Applicant submitting a letter to the Building Department within 10 calendar days of the date of this resolution identifying the one (1) additional one-bedroom unit and one (1) additional two-bedroom unit the Applicant has voluntarily offered to be designated as Below Market Rate units in perpetuity. Such letter shall also designate the other three (3) one-bedrooms and three (3) two-bedroom units which are being designated as Below Market Rate units for a total of four (4) one-bedroom units and four (4) two-bedroom units.

2) Within 21 calendar days of the adoption of this resolution, the Applicant shall provide to Hudson River Housing, the agency that administers the City's BMR program, with the following (a) the Applicant's rental parameters; (b) a flyer or other advertising material containing representative pictures of the BMR units and descriptions including square footage, project amenities and other information required by HRH to assist in the marketing of the BMR units, subject to HRH's right to edit the flyer in its sole discretion; (c) draft letter to be sent by the applicant, subject to HRH's right to edit the letter in its sole discretion, to the City of Beacon School District Superintendent, the Police Chief, the Fire Chief, the Volunteer Ambulance Corps. and the City of Beacon's Human Resource Officer containing such flyer and the required BMR application and marketing materials so these individuals can provide such information to their employees advertising the availability of the 8 BMR units; (d) the two dates and times upon which the Applicant and HRH have mutually agreed that the Applicant will hold an open house exclusively for the BMR units and upon which individuals must register for the open house with HRH in advance; (e) a marketing plan detailing the marketing efforts the Applicant will undertake to advertise the BMR units, to be coordinated with HRH to avoid duplication; (f) within 45 days, appear with HRH at a community segment portion of a City Council meeting to explain the BMR application process and the BMR units available for rental at the Site; and (g) a letter to HRH confirming that any application submitted by HRH for rental of a BMR unit will be prioritized and processed in advance of any other units and an update provided to HRH as to the status of the processing of the application on a weekly basis with a decision being made within 5 business days of submission of a complete BMR application.

3) The Applicant shall continue to market with due diligence and in good faith the nonresidential component of the project and provide written status updates by January 31,2025 and March 31, 2025 and be prepared to attend a Council meeting in May 2025, or a later month, if requested by the City Administrator, to present a status update. The status reports shall identify efforts undertaken during the time period to market the unit including how many individuals expressed interest, proposed occupancy and the reason why such tenancy was not pursued.
4) Prior to the issuance of Certificates of Occupancy and continuing thereafter, the erection and maintenance of (i) erosion and sediment control measures for Building 100 and (ii) fencing around the Building 100 project site.

5) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall address to the satisfaction of the Building Inspector all items set forth in his October 25, 2024 Pre-Certificate of Occupancy Site walk through compliance "punch list" items.

6) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall establish to the satisfaction of the Building Inspector that it has complied with the approved site plan with respect to Buildings 200 and 300 and those areas leading up to and related to Buildings 200 and 300.

7) Within 14 days of the adoption of this Resolution, the Applicant shall provide a letter detailing all work required by the approved Site Plan associated with Building 100, which has not been completed and which is being held in abeyance while it markets Building 100.

AND BE IT FURTHER RESOLVED, that in granting the Applicant's request to waive the requirement to construct Building 100 concurrently with the construction of Buildings 200 and 300 and to allow the Building Inspector to have the authority to issue, when deemed appropriate to issue, a Certificate of Occupancy for Buildings 200 and 300, the City Council expressly reserves the right for itself or the Building Inspector, after June 1, 2025, to require that Building 100 be completed in compliance with Building Inspector's Buckley's August 25, 2021 letter. Should the Applicant make a request to eliminate the non-residential building component of the project, as permitted by City Code Section 223-41.14(B), compliance with this condition

will be held in abeyance pending a determination by the City Council on the Applicant's request.

BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved.

Resolution No. 131 of 2024
Amending the resolution to include resolved language that reads: "BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved."

Date: December 16, 2024

☒ **Amendments** ☐ **2/3 Required**
☐ **On roll call** ☐ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee	**x**				
		Dan Aymar-Blair	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Resolution No. 131 of 2024 **Date: December 16, 2024**

☐ **Amendments** ☐ **2/3 Required**
☐ **On roll call** ☐ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
	x	**Amber Grant**	**x**				
x		**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee		**x**			
		Dan Aymar-Blair		**x**			
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 117 OF 2025

DETERMINATION TO WAIVE REQUIREMENT OF PROVIDING COMMERCIAL SPACE FOR PROVISION OF ADDITIONAL HOUSING INCLUDING A SUBSTANTIAL NUMBER OF BELOW MARKET RATE UNITS

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the "concurrent construction" requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add "for good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed."; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project's nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant's request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council's agenda meetings; and

WHEREAS, the City Council previously determined that good cause existed to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur;

(ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below; and

WHEREAS, on December 16, 2024, the City Council granted the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, and the Applicant has satisfied all conditions of that resolution; and

WHEREAS, the Applicant has demonstrated to the satisfaction of the City Council that it is not feasible to construct Building 100 as commercial space; and

WHEREAS, the Applicant presented the City Council with alternative build out of Building 100 as residential space, which included a single building consisting of 51 units with 15 % being below market rate units ("BMR") or 2 buildings containing 136 units (with 20% being BMR units); and

WHEREAS, City Code Section 223-41.14(B) provides that "Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval."

NOW, THEREFORE, BE IT RESOLVED, that the City Council determines that 1) the requirement to construct Building 100 as a commercial building is waived; and 2) the providing of 136 additional residential units of which 27 units will be BMR units is a substantial public benefit; and

BE IT FURTHER RESOLVED, that the Applicant is directed to submit a Concept Plan for 2 buildings containing 136 residential units (which includes 27 BMR units) in substantially the same design as Buildings 200 and 300 for review by the City Council, referral to the City of Beacon and Dutchess County Planning Boards and discussion at a public hearing; and

BE IT FURTHER RESOLVED, that the Concept Plan shall detail a connection path between the Greenway Trail and the proposed Beacon-Rail Trail and consider the feasibility of constructing a trail head parking lot

BE IT FURTHER RESOLVED, that the Applicant's obligation to construct commercial space on the property is only waived upon completion of the 136 units of residential units (which includes 27 BMR units), or such number of units approved by the City Council's Concept Plan.

Resolution No. 117 of 2025 **Date: December 15, 2025**

□ **Amendments** □ **2/3 Required**

□ **On roll call** □ **3/4 Required**

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski					**x**
		Pam Wetherbee		**x**			
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

April 16, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of 248 Tioronda Avenue Amended Concept Plan

On referral from the City Council, the City of Beacon Planning Board reviewed the application for approval of an Amended Concept Plan for property located at 248 Tioronda Avenue to replace the originally approved commercial building with two buildings containing a total of 136 dwelling units including 27 below-market-rate (BMR) units in substantially the same design as Building 200 and Building 300 already constructed on the site, along with other site modifications. The referral was reviewed by the Planning Board at its meetings on February 10, 2026, March 10, 2026 and April 14, 2026. The Applicant and its representative from LaBella were present and participated in the discussion with the Planning Board.

After discussing the proposed amendment to the Concept Plan, the Planning Board members in attendance voted unanimously to send the following comments to the City Council concerning the proposed Concept Plan:

1. At its February 10, 2026 meeting, the Planning Board requested additional visual perspectives of the proposed buildings from Wolcott Avenue, Knevels Avenue and the end of Kristy Drive as set forth in the Lanc & Tully memorandum dated February 10, 2026. To date, the Applicant has not provided this information to the Planning Board. The City Council should review the requested visual perspectives prior to rendering a decision on the Concept Plan application.
2. The proposed buildings represent a significant increase in height on the Fishkill Creek side of the property as compared to approved plan. The increased height is a concern because of the scale which is more significant than originally planned and approved.
3. The City Council should discuss ways to reduce the volume of the proposed buildings.
4. The City Council should address adequate screening of any proposed rooftop mechanicals.
5. The City Council should discuss with the Applicant ways to make the human experience on the Greenway Trail more welcoming.
6. The Planning Board supports the proposed dog park and pollinator garden but the City Council should consider whether they are sufficiently sized for their purpose.

On March 2, 2026, the Planning Board circulated its Notice of Intent to act as Lead Agency to conduct the required environmental review pursuant to the State Environmental Quality Review

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

Act ("SEQRA"). At its April 14, 2026 meeting, the Planning Board directed preparation of draft SEQRA documents and a draft resolution of consistency with the relevant policies of the City of Beacon Local Waterfront Revitalization Program for consideration at its May 12, 2026 meeting provided it has received all information necessary to move forward with those two actions.

Sincerely,

John Gunn MP

John Gunn, AIA, LEED AP
Planning Board Chair

JG/mp

Title:

Resolution No. 47 - Establishment of Standard Workday For Elected Officials and Authorizing Reporting to the New York State and Local Retirement System

ATTACHMENTS

Resolution for the Establishment of Standard Workday for Elected Officials and Authorizing Reporting

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 47 OF 2026

ESTABLISHMENT OF STANDARD WORKDAY FOR ELECTED OFFICIALS AND AUTHORIZING REPORTING TO THE NEW YORK STATE AND LOCAL RETIREMENT SYSTEM

WHEREAS, the New York State and Local Retirement System (NYSLRS) has enacted regulations for reporting of elected and/or appointed officials service time for those who do not participate in an employer's time keeping system.

NOW THEREFORE BE IT RESOLVED, the Standard Workday for a Councilmember is seven (7) hours; and

BE IT FURTHER RESOLVED, the City Clerk is directed to report the official record of activity results to the NYSLRS as 1.93 days per month for Councilmember Gorton and as 1.95 days per month for Councilmember Glauda.

Resolution No. 47 of 2026			**Date: May 18, 2026**				
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Title:

Resolution No. 48 - Setting a Public Hearing for the 2027-2031 Capital Program

ATTACHMENTS

Resolution Setting a Public Hearing for the Proposed 2027-2031 Capital Program

Proposed 2027-2031 Capital Program

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 48 OF 2026

SETTING A PUBLIC HEARING AND DIRECTING NOTIFICATION TO PROPERTY OWNERS CONCERNING PROPOSED HISTORIC PROPERTY NOMINATIONS PURSUANT TO THE BEACON HISTORIC DISTRICT LANDMARK OVERLAY LAW

BE IT RESOLVED, the City Council hereby schedules a public hearing for June 15, 2065 at 7:00 pm for the Proposed 2027-2031 Capital Program.

Resolution No. 48 of 2026			**Date: May 18, 2026**				
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

City of Beacon City Council Agenda
05/18/2026

Title:

May 4, 2026 Minutes

ATTACHMENTS