



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 71 OF 2024

**REFERRING AN AMENDED CONCEPT PLAN SUBMITTED BY BEACON 248 HOLDINGS,
LLC TO THE CITY PLANNING BOARD FOR A REPORT AND RECOMMENDATION**

WHEREAS, the City Council received an application from Beacon 248 Holdings, LLC, (the “Applicant”) seeking to amend its 2019 Concept Plan approval to change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, with associated modifications (the “Proposed Action”); and

WHEREAS, the project site is situated on 9.18 acres located at 248 Tioranda Avenue, known and designated on the City Tax Map as parcel ID # 6054-45-012574, within the Fishkill Creek Development (FCD) Zoning District and Local Waterfront Revitalization Area (the “Property”); and

WHEREAS, Beacon City Code § 223-41.13.F(2)(c)(2) provides the City Council shall refer applications for concept plan approval to the Planning Board for a report and recommendation.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby refers the proposed Concept Plan amendment to the City Planning Board for a report and recommendation; and

BE IT FURTHER RESOLVED, the City Council requests the City Planning Board to continue to act as Lead Agency for the purposes of review under New York State Environmental Quality Review Act (“SEQRA”) in connection with the Proposed Action; and

BE IT FURTHER RESOLVED, upon receipt of the Planning Board’s report and recommendation the City Council shall continue its review of the proposed amendments to the Concept Plan; and

BE IT FURTHER RESOLVED, the City Council hereby schedules a public hearing concerning the above application from the Applicant to amend its 2019 Concept Plan approval for 248 Tioranda Avenue for August 19, 2024 at 8:00 pm, or immediately following the conclusion of the preceding Council Workshop session.

| Resolution No. 71 of 2024 | | Date: July 15, 2024 | | | | | |
|---------------------------------------|--------|---------------------------------------|-----|----|---------|--------|--------|
| <input type="checkbox"/> Amendments | | <input type="checkbox"/> 2/3 Required | | | | | |
| <input type="checkbox"/> On roll call | | <input type="checkbox"/> 3/4 Required | | | | | |
| Motion | Second | Council Member | Yes | No | Abstain | Reason | Absent |
| | | Paloma Wake | x | | | | |
| | | Amber Grant | | | | | x |
| | x | Molly Rhodes | x | | | | |
| | | Jeffrey Domanski | x | | | | |
| x | | Pam Wetherbee | x | | | | |
| | | Dan Aymar-Blair | | | | | x |
| | | Mayor Lee Kyriacou | x | | | | |
| | | Motion Carried | x | | | | |