



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 44 OF 2025

**ADOPTING LOCAL LAW NO. 3 OF 2025 TO AMEND THE ZONING MAP
TO REZONE 1 EAST MAIN STREET FROM THE LI ZONING DISTRICT TO THE CMS
ZONING DISTRICT**

WHEREAS, pursuant to Resolution No. 2025-033, passed on March 3, 2025, the City of Beacon City Council set a public hearing for March 17, 2025 regarding a proposed Local Law to amend the City of Beacon Zoning Map concerning all parcels and common areas located at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on March 9, 2025; and

WHEREAS, on March 17, 2025, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law; and

WHEREAS, the proposed Local Law is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") as set forth in 6 NYCRR Part 617; and

WHEREAS, the City Council is the lead agency for SEQRA purposes as the adoption of local zoning laws are solely within City Council's purview; and

WHEREAS, on March 4, 2025, pursuant to City Zoning Code Section 223-66, the City Council referred the proposed Local Law to the City of Beacon Planning Board and the Dutchess County Planning Board for review and comment; and

WHEREAS, on March 7, 2025, the Dutchess County Planning Board determined that the proposed Local Law is a matter of local concern without comment; and

WHEREAS, on March 17, 2025, the City of Beacon Planning Board issued its memorandum with comments; and

WHEREAS, the City Council is familiar with the proposed Local Law and has reviewed the Short Environmental Assessment Forms Parts 1, 2, and 3, including the Part 1 Narrative and the Attachment to the Part 3 which sets forth the reasons for the determination adopted herein (collectively the "SEAF").

NOW THEREFORE, BE IT RESOLVED, the City Council has reviewed the proposed Local Law in accordance with SEQRA and after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF, and all other materials prepared and/or presented in connection with the proposed Local Law, hereby adopts the Negative Declaration for the proposed Local

Law finding that the proposed Local Law will not result in a significant adverse impact on the environment; and

BE IT FURTHER RESOLVED, the City Council hereby authorizes the City Administrator to sign the SEAF Part 3; and

BE IT FURTHER RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 3 of 2025 amending the Zoning Map of the City of Beacon to rezone all parcels, including common areas thereof, for the real property located at 1 East Main Street from the LI Zoning District to the CMS Zoning District.

Resolution No. 44 of 2025		Date: April 21, 2025					
<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				
x		Amber Grant	x				
	x	Molly Rhodes	x				
		Jeffrey Domanski	x				
		Pam Wetherbee	x				
		George Mansfield	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				