



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 108 OF 2025

**ADOPTING LOCAL LAW NO. 12 OF 2025 TO AMEND THE BEACON CITY CODE
CONCERNING RESIDENTIAL USES IN THE R1-5 ZONING DISTRICT**

WHEREAS, pursuant to Resolution No. 2025-088, passed on September 15, 2025, the City of Beacon City Council set a public hearing for October 6, 2025 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning residential uses in the R1-5 Zoning District; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on September 22, 2025; and

WHEREAS, the City Council adjourned the public hearing to November 3, 2025, on which date 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;

WHEREAS, the proposed Local Law is a Type I 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, pursuant to N.Y. General Municipal Law § 239-m and City Zoning Code § 223-66, the City Council referred the proposed Local Law to the City of Beacon Planning Board and the Dutchess County Department of Planning & Development for review and comment; and

WHEREAS, by letters dated September 29, 2025, and October 9, 2025, the Dutchess County Department of Planning & Development found the proposed Local Law is a matter of local concern, without comment; and

WHEREAS, by letter dated October 24, 2025, the Beacon Planning Board issued its comment letter finding that the Planning Board is generally in support of the proposed Local Law and the Planning Board's proposed revisions have been incorporated into the Local Law; and

WHEREAS, the City Council is familiar with the proposed Local Law and has reviewed the Full 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 "FEAF").

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 FEAF, and all other materials prepared and/or presented in connection with the proposed Local Law, hereby adopts the Negative Declaration annexed hereto finding that the proposed Local Law will not result in a significant adverse impact on the environment and thus an Environmental Impact Statement need not be prepared; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 12 of 2025 to amend the Beacon City Code concerning residential uses in the R1-5 Zoning District.

Resolution No. 108 of 2025			Date: November 17, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	Paloma Wake	x				
		Amber Grant	x				
x		Molly Rhodes	x				
		Jeffrey Domanski	x				
		Pam Wetherbee	x				
		George Mansfield	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				