



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 118 OF 2025

**GRANTING SPECIAL USE PERMIT EXTENSION FOR
EDGEWATER PLACE PROJECT
(Parcel ID #5955-19-590022)**

WHEREAS, on August 6, 2018 the City of Beacon City Council granted a Special Use Permit to Scenic Beacon Developments, LLC (the “Applicant”) to construct 246 units of multifamily housing property located on and collectively known as Edgewater Place, located in the RD-1.7 Zoning District (the “Special Use Permit Resolution”). Said premises being known and designated on the City Tax Map as Parcel ID #5955-19-590022; and

WHEREAS, at its meeting on August 19, 2019, and in accordance with the Special Use Permit Resolution and the City Zoning Code, the City Council adopted Resolution No. 115 of 2019, granting the Applicant an extension to file an application for a building permit; and

WHEREAS, on January 14, 2022, the Applicant was issued its first building permit, Building Permit No. 2022-0038; and

WHEREAS, pursuant to Section 223-18.F(1)(b)[2] of the Beacon City Zoning Code and Condition No. 7(b) of the Special Use Permit Resolution, the Special Use Permit shall expire “If all required improvements are not made within two (2) years from the date of issuance of the Building Permit;” and

WHEREAS, on January 22, 2024, the City Council granted the Applicant an extension of its Special Use Permit Resolution pursuant to Section 223-18.F(1)(b)[2] of the Beacon City Zoning Code and Condition No. 7(b) because all required improvements had not been completed within two (2) years from the date of issuance of the Building Permit; and

WHEREAS, the Applicant’s Special Use Permit is set to expire on January 14, 2026 and the Applicant has advised that all required improvements will not be completed before the 2nd extension of its Special Use Permit Resolution expires; and

WHEREAS, the Applicant’s request for an extension was timely received on November 26, 2025; and

WHEREAS, in accordance with Section 223-18.F(2) and Condition No. 8 of the Special Use Permit Resolution, the City Council may grant one (1) or more extension of up to six (6) months each, “to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project” and “all appropriate erosion control measures to protect surrounding properties are in place”; and

WHEREAS, the Applicant submitted a letter dated November 26, 2025, requesting four (4) six (6) month extensions (i.e., two-years) of the City Council’s Resolution granting a Special Use Permit; and

WHEREAS, the Applicant states it has been working diligently to complete the Edgewater Project, that Phase I of construction has concluded, and that Phase II of construction has begun; and

WHEREAS, the Beacon City Building Inspector has advised that the Applicant is prosecuting the required improvements with due diligence, proper erosion control measures are in place, and the two-year extension is reasonable; and

WHEREAS, the City Council discussed the extension of the Special Use Permit at its December 8, 2025, Work Session meeting.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Beacon City Zoning Code § 223-18.F(2) and Condition No. 8 of the Special Use Permit, the City Council of the City of Beacon finds the Applicant has been prosecuting the construction of the improvements with due diligence, offered a reasonable explanation of its inability to complete the project, and proper erosion control measures are in place and hereby grants four (4) six (6) month extensions of City Council Resolution No. 116 of 2018, dated August 6, 2018, granting a Special Use Permit for improvements to the property located at Edgewater Place, known and designated on the Tax Map of the City of Beacon as Parcel ID #5955-19-590022, to expire on January 14, 2028.

BE IT FURTHER RESOLVED, that the extension granted herein shall be deemed null and void in the event the Applicant does not pay to the City all applicable fees and professional review fees incurred in connection with the Application or this extension request.

BE IT FURTHER RESOLVED, except as expressly modified by the amendment contained herein, the Special Use Permit Resolution dated August 6, 2018, is otherwise to remain in full force and effect.

| Resolution No. 118 of 2025 | | | | Date: December 15, 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 | | | | |
| | | Amber Grant | x | | | | |
| x | | Molly Rhodes | x | | | | |
| | | Jeffrey Domanski | | | | | x |
| | | Pam Wetherbee | x | | | | |
| | x | George Mansfield | x | | | | |
| | | Mayor Lee Kyriacou | x | | | | |
| | | Motion Carried | x | | | | |