



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 21 OF 2026

REFERRING AN AMENDED CONCEPT PLAN SUBMITTED BY BEACON 248 HOLDINGS LLC. FOR 248 TIORANDA AVENUE TO THE DUTCHESS COUNTY PLANNING BOARD AND THE CITY PLANNING BOARD FOR REPORT AND RECOMMENDATION

WHEREAS, the City Council has received an application from Beacon 248 Holdings LLC (the “Applicant”), for amended Concept Plan approval. The Applicant seeks to amend its previously granted Concept Plan approval in connection with the residential component waiver granted by the City Council on December 15, 2025, pursuant to Resolution No. 117 of 2025 which provided the Applicant need not construct Building 100 as a commercial building provided that 136 residential units are instead constructed, including 27 below market units (BMR) (the “Proposed Action”); and

WHEREAS, the project site is 9.18 acres on property located at 248 Tioranda Avenue, known and designated on the Tax Map of the City of Beacon as Parcel ID #6054-45-012574 (the “Property”); and

WHEREAS, the Property is located in the Fishkill Creek Development (“FCD”) Zoning District and in the Local Waterfront Revitalization Area; and

WHEREAS, the Project requires a determination of significance under the New York State Environmental Quality Review Act (“SEQRA”), a Local Water Revitalization Policy (“LWRP”) consistency determination, Concept Plan approval from the City Council and Site Plan approval from the Planning Board.

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

BE IT FURTHER RESOLVED, that the City Council requests the City Planning Board be the Lead Agency to undertake the SEQRA review of the Proposed Action and make a Determination of Environmental Significance and evaluate the application for consistency in accordance with the City’s LWRP standards and conditions; and

BE IT FURTHER RESOLVED, that upon receipt of the Planning Board’s Determination of Significance and LWRP consistency determination, and report and recommendation from the County and City Planning Board, the City Council will continue its review of the Concept Plan; and

BE IT FURTHER RESOLVED, the City Council hereby schedules a public hearing on the Proposed Action for March 16, 2026, at or about 7:00 p.m., at City Hall, 1 Municipal Plaza, Beacon, NY 12508, at which time all those in attendance wishing to be heard on the Proposed Action shall be given an opportunity to do so.

Resolution No. 21 of 2026			Date: February 2, 2026					
							<input type="checkbox"/> 2/3 Required	<input type="checkbox"/> 3/4 Required
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent	
		Paloma Wake	x					
x		Amber Grant	x					
		Lastar Gorton	x					
		Zack Smith	x					
x		Sergei Krasikov	x					
		Carolyn Bennett Glauda	x					
		Mayor Lee Kyriacou	x					
		Motion Carried	x					