



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 31 OF 2026

SETTING A PUBLIC HEARING AND DIRECTING NOTIFICATION TO PROPERTY OWNERS CONCERNING PROPOSED HISTORIC PROPERTY NOMINATIONS PURSUANT TO THE BEACON HISTORIC DISTRICT LANDMARK OVERLAY LAW

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby schedules a public hearing to receive comments concerning the proposed nominations of certain buildings to be included within the City’s Historic District and Landmark Overlay zone (“HDLO”), as listed on the attached document entitled “Historic Properties Nomination List,” for April 6, 2026, at or about 7:00 p.m. at City Hall, 1 Municipal Plaza, Beacon, NY 12508, and at which time all those in attendance wishing to be heard on the proposed historic nominations of certain building pursuant to Beacon City Code Chapter 134 will be able to do so; and

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby directs the City Clerk to transmit notices to the owners of the affected properties, as shown on the assessment roll, via regular First-Class Mail and Certified Mail, and such notice shall include a copy of this Resolution, a description of the property proposed, and a copy of the nomination form annexed hereto; and

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby directs the City Clerk to transmit a copy of this Resolution, including the Historic Properties Nomination List annexed hereto, to the City of Beacon Building Department as no building permit(s) for exterior work which would impact the historic or aesthetic appearance may be issued for such buildings pursuant Beacon City Code § 134-4(C) until the City Council has rendered its decision.

Resolution No. 31 of 2026			Date: March 2, 2026				
<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	Lastar Gorton	x				
		Zack Smith	x				
		Sergei Krasikov	x				
		Carolyn Gluda	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

Historic District and Landmark Overlay (HDLO) Zone - Proposed HDLO Nominations 2026

#	Address	Parcel Number	Property Owner
1.	11 Digger Phelps Ct	5954-27-843954	Jonathan Bailey & Gemma Simon, 11 Digger Phelps Ct, Beacon, NY 12508
2.	9 Mattie Cooper Sq	5954-27-853946	Erich and Hattie C Hess, 9 Mattie Cooper Sq, Beacon, NY 12508
3.	11 N. Elm Street	5954-27-858938	Joshua Fox, 11 N Elm St, Beacon, NY 12508
4.	4 N. Elm Street	5954-27-864924	Christopher and Danielle Broas, 4 N Elm St, Beacon, NY 12508
5.	17 Church Street	5954-27-873931	17 Church LLC, 40 North St, Beacon, NY 12508
6.	27 Church Street	5954-28-897918	Christopher D. and Babette J. Brown, 27 Church St, Beacon, NY 12508
7.	159 Fishkill Ave	6054-29-024827	Kimberly L. Garcia, 159 Fishkill Ave, Beacon, NY 12508
8.	189 Fishkill Ave	6054-29-047864	Emily De Cordova, 189 Fishkill Ave, Beacon, NY 12508
9.	194 Fishkill Ave	6054-29-062856	Jessica Jelliffe, 194 Fishkill Ave, Beacon, NY 12508
10.	331 Verplank Ave	6054-29-056850	Beacon Hebrew Alliance, 55 Fishkill Ave, Beacon, NY 12508
11.	26 S. Chestnut St	5954-36-926817	St Rocco Society, 26 S Chestnut St, Beacon, NY 12508
12.	11 Commerce St	5954-27-771935	Jianmao Deng, 54 Skagit Ky, Bellevue, WA 98006
13.	20 South Ave	5954-27-753929	Barbara J. Sims, 5 Kitteridge Pl, Beacon, NY 12508
14.	22 South Ave	5954-26-750920	Shirish M. Chitanvis, 22 South Ave, Beacon, NY 12508
15.	26 South Ave	5954-26-745908	Matthew Yarnis, 26 South Ave, NY, 12508
16.	30 South Ave	5954-26-743898	Matthew R Healey, 255 W 90th St, Apt 5C, New York, NY 10024
17.	900 Wolcott Ave	6054-37-004630	BPOE, 900 Wolcott Ave, Beacon, NY 12508