CITY OF BEACON

Amanda C. Caputo
City Clerk
One Municipal Plaza, Suite One
Beacon, New York 12508

Telephone (845) 838-5003
Facsimile (845) 838-5012

I, AMANDA C. CAPUTO, City Clerk of the City of Beacon, New York, do hereby certify that the attached is a true and accurate copy of Resolution No. 71 of 2026 entitled

GRANTING AMENDED SPECIAL USE PERMIT FOR 15-30 EDGEWATER PLACE

adopted by the Beacon City Council at a regular meeting held on September 8, 2026. Council Member Grant made the motion that the resolution be adopted. Council Member Krasikov seconded the motion. Council Members Grant, Smith, Krasikov, and Mayor Kyriacou voted in favor (4). Council Members Wake, Gorton, and Glauda voted against (3). Motion carried.

WITNESS THERE I have set my hand and seal of the City of Beacon this 14th day of September, 2026.

Signed: _____
Amanda C. Caputo, City Clerk

SEAL

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 71 OF 2026

GRANTING AMENDED SPECIAL USE PERMIT FOR 15-30 EDGEWATER PLACE

WHEREAS, Scenic Beacon Developments LLC (the "Applicant"), submitted an application for an Amended Special Use Permit to allow the addition of two (2) dwelling units and nine (9) bedrooms to a previously approved multifamily use (the "Proposed Action") on property located at 15-30 Edgewater Place in the RD-1.7 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel IDs 5955-19-590022, 5955-19-604016, 5955-19-579035, 5955-19-570022, 5955-19-561009, 5955-19-615029** and **5955-19-588001** (collectively, the "Property"); and

WHEREAS, the Amended Special Use Permit Application was submitted by the Applicant in conjunction with its application to the Planning Board for Amended Site Plan Approval; and

WHEREAS, on August 6, 2018, by Resolution No. 116 of 2018, the City of Beacon City Council granted the Applicant a Special Use Permit to construct 246 units of multifamily housing with 350 bedrooms (the "Original Special Use Permit") at the Property; and

WHEREAS, by Resolution No. 116 of 2018, the City of Beacon City Council granted the Original Special Use Permit upon the condition that "Any increase to the total number of units above 246 or bedrooms above 350 on the Property shall require an application to the City Council and the Planning Board to amend the Special Permit"; and

WHEREAS, on August 19, 2019, 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 December 15, 2025, by Resolution No. 118 of 2025, the City Council granted the Applicant an extension to complete the work at the Property; and

WHEREAS, the Proposed Action seeks to add two (2) dwelling units, increasing the total unit count from 246 to 248, and nine (9) additional bedrooms, increasing the total bedroom count from 350 to 359; and

WHEREAS, the Proposed Action's additional dwelling units and increased number of bedrooms, beyond that which was granted pursuant to the Original Special Use Permit, required the Applicant to apply to the City Council to amend the Original Special Use Permit; and

WHEREAS, construction of the additional dwelling units and increased number of bedrooms will not result in an increase in the bulk of the buildings on the Property as all construction will be internal to previously approved buildings; and

WHEREAS, the City Council is the approval authority for the Amended Special Use Permit pursuant to City of Beacon Zoning Code §§ 223-18.B and 223-17 Attachment 2; and

WHEREAS, the Amended Site Plan is shown on the following drawing, entitled "Amended Site Plan Edgewater," dated June 30, 2026, as prepared by Hudson Land Design Professional Engineering, P.C.:

Sheet	Title
1 of 1	*SP-1*

WHEREAS, on July 14, 2026, the Planning Board determined the Proposed Action is a Qualified Action pursuant to N.Y. Environmental Conservation Law § 8-0111(5-a)(b)(ii), and is accordingly Exempt from further environmental review; and

WHEREAS, the Planning Board issued a report to the City Council dated July 17, 2026, recommending approval of the Amended Special Use Permit subject to the Applicant returning to the Planning Board for final Amended Site Plan Approval; and

WHEREAS, by letter dated July 23, 2026, the Dutchess County Department of Planning & Development issued its report finding that the Proposed Action is a matter of local concern, without comment; and

WHEREAS, on August 17, 2026, the City Council opened and closed a public hearing on the Amended Special Use Permit application at which time all those in attendance were given the opportunity to be heard; and

WHEREAS, the City Council has reviewed the application for an Amended Special Use Permit against the standards for a Special Use Permit set forth in the City of Beacon Zoning Code §223-18.B and finds that the Proposed Action complies with these sections of the City of Beacon Zoning Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to § 223-18.B of the City of Beacon Zoning Code:

1. The location and size of the Proposed Action, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. The Proposed Action will increase housing stock by providing additional dwelling units and bedrooms in the City without increasing the footprint of the buildings approved in the Original Special Use Permit. In addition, the Proposed Action continues to include the required number of below-market-rate units in accordance with the City's Affordable Workforce Housing Law.

2. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the Property are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings. On the contrary, the Proposed Action includes a balanced mix of housing whose occupants will increase pedestrian traffic to Main Street, thus encouraging economic development.

3. Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard. The Proposed Action will provide 321 surface and

subsurface off-street parking spaces where a minimum of 248 off-street parking spaces are required under Section 223-26(D)(4) of the Beacon Zoning Code.

4. Operations in connection with the Proposed Action will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

5. The Proposed Action's uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

6. The Proposed Action will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.

BE IT FURTHER RESOLVED, that the City Council GRANTS Scenic Beacon Developments LLC Amended Special Use Permit to allow the addition of two (2) dwelling units and nine (9) bedrooms beyond that which was granted pursuant to the Original Special Use Permit for a total number of 248 dwelling units and 359 bedrooms.

BE IT FURTHER RESOLVED, the Amended Special Use Permit approval granted herein shall be deemed null in void in the event the Applicant does not pay to the City all applicable fees and professional review fees incurred in connection with the Amended Application or this Amended Special Use Permit Request.

BE IT FURTHER RESOLVED, except as expressly modified by this Resolution granting Amended Special Use Permit approval, all terms, conditions, and requirements of the Original Special Permit Resolution and Resolution No. 118 of 2025 shall remain in full force and effect.

Resolution No. 71 of 2026		**Date: September 8, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **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 Glauda		x			
		Mayor Lee Kyriacou	x				
		Motion Carried	x				