CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 85 OF 2026

APPROVING MTR. OF 478 MAIN STREET LLC v. CITY OF BEACON (SUP. CT DUTCHESS CO. INDEX NOS. 52803/24 & 52803/24, ET SEQ.) – SETTLEMENT OF 2024 THROUGH 2026 TAX CERTIORARI PROCEEDINGS

WHEREAS, tax certiorari proceedings titled *478 Main Street LLC v. City of Beacon*, (Sup. Ct. Dutchess Co. Index Nos. 52803/24, et seq.), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2024 through 2026 assessments of real property located at 478 Main Street and identified as Parcel No. 6054-37-100374 on the 2024 through 2026 Assessment Rolls of the City of Beacon; and

WHEREAS, a proposed settlement has been reached by and between Petitioner 478 Main Street LLC and the City of Beacon, providing for a disposition of this litigation; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Three Thousand Three Hundred Nineteen and 70/100 ($3,319.70) Dollars.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the settlement of this proceeding so that the following adjustments are made to the real property tax assessment of the above-described tax parcel:

Year	Assessment	Revised Assessment	Reduction
2024	$1,300,000	$1,137,500	$162,500
2025	$1,400,000	$1,190,000	$210,000
2026	$1,450,000	$1,190,000	$260,000

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such action as necessary to confirm and effectuate this settlement, including execution of the Consent Judgment incorporating the settlement terms.

Resolution No. 85 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant					**x**
		Lastar Gorton					**x**
x		**Zack Smith**	**x**				
	x	**Sergei Krasikov**	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				