**CITY OF BEACON**
**CITY COUNCIL**
**RESOLUTION NO. 16 OF 2019**

# A RESOLUTION TO REFER THE CONCEPT PLAN FOR CHAI BUILDERS CORP. TO THE DUTCHESS COUNTY PLANNING BOARD AND THE CITY PLANNING BOARD FOR REPORT AND RECOMMENDATION

**WHEREAS**, the City Council has received an application from Chai Builders Corp. (the "Applicant"), for Concept Plan approval. The Applicant seeks to redevelop the northern portion of the former Tuck Industries manufacturing site with a 64-unit multifamily residential development and a 25,400 square foot office building with associated parking (the "Proposed Action"); and

**WHEREAS**, the project site is 9.18 acres on property located at 248 Tioranda Avenue, designated on the City tax maps as parcels 5954-16-993482 and 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 multifamily use and office building use are considered principal uses permitted in the FCD District.

**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 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 Project and make a Determination of 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.

**Resolution No. 16 of 2019** **Date: January 22, 2019**

☐ **Amendments** ☐ **2/3 Required.**

☐ **Not on roll call.** ☐ **On roll call** ☐ **3/4 Required**

| Motion | Second | Council Member | Yes | No | Abstain | Reason | Absent |
|---|---|---|---|---|---|---|---|
| x | | **Terry Nelson** | x | | | | |
| | x | **Jodi McCredo** | x | | | | |
| | | **George Mansfield** | x | | | | |
| | | **Lee Kyriacou** | x | | | | |
| | | **John Rembert** | | | | | x |
| | | **Amber Grant** | x | | | | |
| | | **Mayor Randy J. Casale** | x | | | | |
| | | **Motion Carried** | x | | | | |