

**BEACON PLANNING BOARD**  
**ONE MUNICIPAL PLAZA - SUITE 1**  
**BEACON, NEW YORK 12508**

*Phone (845) 838-5002 Fax (845) 838-5026*

*John Gunn, Chairman*

January 22, 2020

Mayor Kyriacou & City Council Members  
One Municipal Plaza - Suite One  
Beacon, New York 12508

RE: Special Use Permit – Accessory Apartment  
3 Water Street  
30-6054-38-170722-00

Applicant: POK Beacon, LLC – Peter O’Kennedy

Dear Mayor Kyriacou & Council Members:

At its January 14, 2020 meeting, the Planning Board reviewed a Special Use Permit application submitted by POK Beacon, LLC to construct a one-story accessory apartment and addition to an existing single-family house at 3 Water Street. The property is located in the R1-5 and CMS zoning districts. Site Plan Approval and Subdivision Approval (to consolidate two parcels into one lot) are needed from the Planning Board. The site was merged into one parcel with Dutchess County however, the building lots must be consolidated at the City level. The applications are a Type 2 action pursuant to SEQRA. Part of this action includes an offer by the applicant to dedicate to the City a small triangular area along Water Street that extends into the City’s right-of-way. A formal irrevocable offer of dedication will be submitted by the applicant including a metes and bounds description of the area offered for dedication and a proposed deed. While reviewing the Special Use Permit application, the Planning Board recommends the City Council opine whether it would be interested in accepting this area offered for dedication.

After careful consideration, Board members voted unanimously to issue a favorable recommendation and forward the application for a Special Use Permit for the accessory apartment to the City Council for consideration.

If you have any questions regarding the Planning Board’s action, please call me.

Yours truly,



John Gunn, Chairman