



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Jeff Domanski, Ward 2
Councilmember Pam Wetherbee, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**January 8, 2024
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Honoring of Outgoing Councilmember: Wren Longno \(Ward 3\)](#)

Public Comment

Reports: Mayor, City Council, and City Administrator

1. [Designation of Acting City Administrators](#)
2. [City Administrator's Command Letter](#)

Local Laws and Resolutions

1. [Resolution No. 1 - Appointing Pam Wetherbee to the Position of Ward Three City Councilmember](#)
2. [Resolution No. 2 - Appointing Amber Grant to the Position of City Councilmember At-Large](#)
3. [Resolution No. 3 - Approving City Council Rules of Procedure](#)
4. [Resolution No. 4 - Approving the 2024 City Council Meeting Schedule](#)
5. [Resolution No. 5 - Designating the Poughkeepsie Journal as the Newspaper of Record](#)
6. [Resolution No. 6 - Authorizing the City Administrator to Execute an Agreement with KARC Planning Consultants, Inc. for Planning Services](#)
7. [Resolution No. 7 - Authorizing the City Administrator to Execute an Agreement with Lanc & Tully Engineering and Surveying, P.C. for Engineering Services](#)
8. [Resolution No. 8 - Authorizing the City Administrator to Execute an Agreement with Keane & Beane, P.C. for Legal Services](#)
9. [Resolution No. 9 - Authorizing the City Administrator to Execute an Agreement with Faye Leone to serve as Climate Smart Coordinator](#)

10. [Resolution No. 10 - Appointing Rebecca Mensch to the Position of Assistant City Court Judge](#)
11. [Resolution No. 11 - Appointing Jackson Heichel to the Position of Municipal Secretary](#)
12. [Resolution No. 12 - Appointing Leonard Warner to the Planning Board](#)
13. [Resolution No. 13 - Appointing Jordan Haug to the Zoning Board of Appeals](#)
14. [Resolution No. 14 - Appointing Judith Smith to the Zoning Board of Appeals](#)
15. [Resolution No. 15 - Appointing John Berry to the Board of Assessment Review](#)
16. [Resolution No. 16 - Appointing Thomas Wright to the Conservation Advisory Committee](#)
17. [Resolution No. 17 - Appointing Marisa Lomonaco to the Conservation Advisory Committee](#)
18. [Resolution No. 18 - Appointing Ethan Skuches to the Tree Advisory Committee](#)
19. [Resolution No. 19 - Opposing Delivery Rate Increases by Central Hudson Gas & Electric Corp.](#)

Approval of Minutes

1. [December 18, 2023 Minutes](#)

Announcement of Next Meeting: January 16, 2024 at 7:00 p.m.

Public Comment - Second Opportunity

Adjournment

City of Beacon City Council Agenda
01/08/2024

Title:

Honoring of Outgoing Councilmember: Wren Longno (Ward 3)

ATTACHMENTS

City of Beacon City Council Agenda
01/08/2024

Title:

Designation of Acting City Administrators

ATTACHMENTS

[City Administrator Memorandum Regarding the Designation of Acting City Administrators](#)



Christopher White
City Administrator

CITY OF BEACON New York

OFFICE OF CITY ADMINISTRATOR

845-838-5000

MEMORANDUM

TO: Mayor Lee Kyriacou
FROM: Christopher White
DATE: January 2, 2024
RE: Designation of Acting City Administrators

Pursuant to Section 3.01 of the City Charter, each year the City Administrator is required to provide a recommendation for the Mayor's approval of two qualified individuals who can serve in the capacity of City Administrator in cases of extended absence or vacancy in this position.

I am recommending the following individuals for your approval as Acting City Administrators in the event that I am unable to fulfill the duties of my position:

1. Susan Tucker, Director of Finance
2. Benjamin Swanson, Secretary to the Mayor

If you approve this recommendation, this information should be announced at the reorganization meeting on January 8, 2024.

Thank you.

City of Beacon City Council Agenda
01/08/2024

Title:

City Administrator's Command Letter

ATTACHMENTS

[City Administrator's Command Letter](#)



CITY OF BEACON

1 Municipal Plaza
Beacon, New York 12508
(845) 838-5000

JANUARY 8, 2024

STATE OF NEW YORK
COUNTY OF DUTCHESS

THE PEOPLE OF THE STATE OF NEW YORK

To: Susan K. Tucker CPA, Director of Finance

YOU ARE HEREBY COMMANDED to collect by law and ordinance provided, the several sums in the tax roll specified as assessed against the persons or property herein mentioned, for State, County, Municipal and all other purposes, you are required, immediately after receiving this warrant and after the publication to cause a notice of the reception thereof to be given as required by law.

You are hereby authorized to collect said taxes, to wit: County tax for the entire year in the amount of \$4,337,171.81 and City taxes for the year in the amount of \$12,757,008.00 and all other taxes, beginning January 30th and for thirty days thereafter during which time no fee shall be collected thereof.

All taxes or assessments remaining unpaid after the expiration of the said thirty days, you shall collect interest at the rate of one percent (1%) per month. All said interest shall belong to the City.

Whenever any persons or corporation shall refuse or neglect to pay said tax, you are directed to collect the same by action in the name of the city against any such person, or corporation, or if any tax or interest shall remain unpaid on the First day of December, 2024 you are directed to collect said tax and interest pursuant to Article 11 of the City Charter.

The foregoing is not to conflict with the tax law of the State of New York.

GIVEN under the hand and seal of the CITY OF BEACON this 8th day of January, 2024.

Christopher White, City Administrator

SEAL

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 1 - Appointing Pam Wetherbee to the Position of Ward Three City Councilmember

ATTACHMENTS

[Resolution Appointing Pam Wetherbee to the Vacant Ward Three Council Seat](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 1 OF 2024

APPOINTING PAM WETHERBEE TO THE VACANT WARD THREE COUNCIL SEAT

WHEREAS, a vacancy currently exists in the Ward Three City Council Seat; and

WHEREAS, pursuant to City Charter § 2.04, the Mayor, with the consent of the City Council, shall appoint a qualified individual to fill a vacancy in the City Council until a successor is chosen in accordance with the Public Officers Law; and

WHEREAS, Pam Wetherbee is qualified to serve as a Ward Three Council member; and

WHEREAS, New York State Public Officers Law § 42(1) provides that a vacancy occurring three or more months before the general election shall be filled at the next general election thereafter, and therefore the successor to the Ward Three Council seat shall be required to be voted upon at November 2024 General Election.

NOW THEREFORE BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Pam Wetherbee to the vacant Ward Three Council seat for a term set to expire on December 31, 2024 in accordance with Public Officers Law § 38, and to which a successor shall be elected in accordance Public Officers Law § 42(1) at the November 2024 General Election.

Resolution No. 1 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 2 - Appointing Amber Grant to the Position of City Councilmember At-Large

ATTACHMENTS

[Resolution Appointing Amber Grant to the Vacant At-Large Council Seat](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 2 OF 2024

APPOINTING AMBER GRANT TO THE VACANT AT-LARGE COUNCIL SEAT

WHEREAS, a vacancy currently exists in the At-Large City Council Seat; and

WHEREAS, pursuant to City Charter § 2.04, the Mayor, with the consent of the City Council, shall appoint a qualified individual to fill a vacancy in the City Council until a successor is chosen in accordance with the Public Officers Law; and

WHEREAS, Amber Grant is qualified to serve as an At-Large Council member; and

WHEREAS, New York State Public Officers Law § 42(1) provides that a vacancy occurring three or more months before the general election shall be filled at the next general election thereafter, hence, the successor to the vacant At-Large Council seat shall be required to be voted upon at November 2024 General Election.

NOW THEREFORE BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Amber Grant to the vacant At-Large Council seat for a term set to expire on December 31, 2024 in accordance with Public Officers Law § 38, and to which a successor shall be elected in accordance Public Officers Law § 42(1) at the November 2024 General Election.

Resolution No. 2 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 3 - Approving City Council Rules of Procedure

ATTACHMENTS

[City Council Rules of Procedure](#)

[Resolution Approving City Council Rules of Procedure](#)

CITY COUNCIL RULES OF PROCEDURE FOR PUBLIC MEETINGS

1. **MEETING SCHEDULE:** The City Council shall hold its regular (voting) meetings on the first (1st) and third (3rd) Monday of each month. Workshop (non-voting) meetings shall be held on the Monday before each regular meeting of the City Council, except during the months of June, July, and August when workshop meetings shall be held on the night of and immediately prior to the regular meeting. If any meeting falls on a holiday, the meeting shall be rescheduled for the next work day.

Special meetings of the City Council shall consist of all meetings other than regular or workshop meetings at which four (4) or more members of the Council are present. A special meeting may be held on the call of the Mayor or by four or more Councilmembers, upon no less than twenty-four (24) hours (except if less notice is required by an emergency situation, then notice shall be as practicable) written notice via e-mail and telephone call to all Councilmembers and the Mayor.

2. **LOCATION OF MEETING AND CHANGES:** Unless otherwise announced, all meetings of the City Council shall be held at 7 p.m. in the Court Room at the Municipal Center located at One Municipal Plaza, Beacon, New York. Any changes in the date, time or location of the Council's meetings shall be determined by the Mayor and noticed in accordance with lawful requirements.
3. **QUORUM REQUIRED TO ACT:** A majority of the whole number of the City Council, including vacancies, abstentions and any members disqualified, shall constitute a quorum. Therefore, a quorum of the seven (7) member City Council is four (4) members. A quorum shall be necessary to take any formal action and to exercise any power, authority, or duty of the City Council. No member shall withdraw from a meeting of the Council without the permission of the Mayor when required to maintain a quorum.
4. **EXECUTIVE SESSIONS:** In accordance with Article 7 of the Public Officers Law, all meetings of the City Council shall be open to the public, except as provided that the Council may enter into an executive session, as defined by Article 7 of the Public Officers Law, to discuss those topics or items for which the Public Officers Law allows for a closed session. The decision to enter into an executive session for the purposes and in the manner as set forth in Article 7 of the Public Officers Law must be submitted by a motion calling for an executive session setting forth the general subject matter to be considered. The motion to enter into an executive session, its general subject matter thereof and the vote on the motion shall be recorded in the minutes of the open session. Attendance at an executive session shall be permitted to any member of the City Council and any other persons it authorizes.
5. **APPOINTMENTS:** For any proposed "senior" personnel appointments, following the announcement of the Mayor's appointment, the Council may defer a vote on such

appointment for an additional period to allow time for public comment and/or Council discussion. Such senior appointments shall include the City Administrator, Department Heads, new consultants for planning, engineering or city attorney, Police and Fire promotions, and such other personnel as the Council may decide. Any Councilmember is free to discuss the individual being appointed/promoted; however, certain matters discussed concerning the decision to hire the individual, including personnel files, may not be discussed in public and any Councilmember who wishes to discuss the particulars of a specific employee shall first confirm the discussion of same is appropriate with the City Attorney or City Administrator.

6. **VOTING:** A quorum, as defined in Section 3 of these Rules, shall be required to perform and exercise any power, authority or duty of the Council.
 - a. **Abstentions and Absences:** Abstentions and absences shall be considered a negative vote for the purposes of determining the final vote on a matter submitted to a vote.
 - b. **Silence:** In any vote, silence by any Councilmember shall be understood as a positive vote on a matter submitted to a vote.
 - c. **Questions:** The answer to a question submitted to the Council shall be made by counting the “ayes” and “nays” in response to a question seeking all members in favor and all opposed.
7. **ORDER OF BUSINESS – MEETING AGENDA:** The following is the order of business at all regular and special meetings of the City Council and shall be followed to the greatest extent possible where applicable:
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call
 - d. Community Segment (if scheduled)
 - e. Public Comment
 - f. Public Hearing(s) (if scheduled)
 - g. Reports: Mayor, Councilmembers, and City Administrator
 - h. Appointments
 - i. Local Laws and Ordinances
 - j. Resolutions
 - k. Budget Amendments
 - l. Approval of Minutes
 - m. Announcement of Next Meeting
 - n. Second Public Comment
 - o. Adjournment

The regular order of business at a meeting may at any time be suspended by majority vote of the Council.

8. GENERAL RULES OF PROCEDURE & STANDARD OF CONDUCT:

- a. Presiding Officer: The Mayor shall determine who presides at all meetings of the City Council. In the Mayor's absence, the Acting Mayor shall determine who presides at the meeting. In the event the Mayor has failed to appoint an Acting Mayor, or where such member is absent from the meeting, the Council shall appoint one of its members to preside at the meeting by majority vote.
- b. Guidelines for Councilmembers:
 - 1) Conflict of Interest. A Councilmember prevented from voting by a conflict of interest shall recuse themselves, leave the City Council table during the debate, shall not vote on the matter, and shall otherwise comply with the State law and City ordinances concerning conflicts of interest.
 - 2) Non-Disclosure of Confidential Information. "Confidential information" for this rule is defined as follows:
 - a) Specific information, rather than generalized knowledge, received by a Councilmember as a result of their position that is not available to the general public on request; or
 - b) Information furnished to a Councilmember under circumstances as to suggest the information is confidential, including when the provider of the information identifies the information as confidential; or
 - c) Information made confidential by law, including specific intelligence information and specific investigative records compiled by investigative, law enforcement, and penology agencies, the nondisclosure of which is essential to effective law enforcement or for the protection of any person's right to privacy; or
 - d) Discussions held in Executive Session. No Councilmember may disclose confidential information or otherwise use such information for his or her personal gain or benefit or the gain or benefit of another. No council member may disclose confidential information to any person not entitled or authorized to receive the information.
- c. Guidelines for Community Segments: Speakers are invited to speak and are placed on the agenda by prior arrangement with the Mayor's office and are placed on the agenda at the Mayor's discretion.
- d. Guidelines for Public Comment and Public Hearing Sessions:
 - 1) There shall be two (2) segments during each regular meeting of the City Council dedicated to public comment, one at the beginning of the meeting and another at the end.

- 2) A speaker shall be allowed to speak at either the first public comment segment or the second, but not both.
- 3) Those who would like to speak during either of the public comment segments should sign up on the sheet provided at the meeting and shall be allowed to speak on a first-come, first-serve basis. Remote speakers via Zoom shall be recognized following in-person speakers by raising hands on Zoom.
- 4) The total time for all speakers at any one public comment segment shall not exceed thirty (30) minutes unless approved by a majority vote of the Council.
- 5) The Presiding Officer may appoint a timekeeper for purposes of the public comment segments.
- 6) Conduct of Speakers: All persons speaking before the Council shall conform to the following standards of conduct:
 - a) In-person speakers must step to the podium to address the Council and complete the sign-in sheet placed at the podium, unless they have signed in at the sign-in sheet placed at the table. Accommodations shall be made for all persons with disabilities who need such accommodation.
 - b) Remote speakers via Zoom must wait until authorized to speak by the Secretary to the City Mayor. Only remote speakers with a digital hand raised shall be called upon to speak.
 - c) Before addressing the Council, a speaker must provide their name, home municipality, and organization (if any) for the record.
 - d) A speaker's individual time to speak during the public comment session may not exceed three (3) minutes unless, in the Presiding Officer's sole discretion, additional time is granted. A speaker may not yield their remaining time to another speaker.
 - e) Speakers shall address all members of the Council and shall avoid speaking to any one member directly or to the general public present at the meeting.
 - f) A speaker's individual time to speak at a public hearing may not exceed three (3) minutes. A speaker may not yield their remaining time to another speaker.
 - g) Biased and/or indecent language or conduct shall not be tolerated, and the Presiding Officer may withdraw the remaining time of the speaker if such decorum is violated.

- h) A speaker may speak on any issue which is properly up for discussion on the agenda or which the City has the ability to act upon, provided that a speaker may not speak on any issue which has already been discussed at an earlier public hearing during the meeting or one that is to be discussed at a later public hearing during the meeting.
 - i) Statements, comments or remarks during a public hearing shall be limited to the item and subject matter for which the public hearing is held.
 - j) Any statements, comments or remarks made by a speaker shall not concern the motives of a member of the Council and/or constitute a personal and/or political attack or criticism of any member of the Council, any officer of the City or any employee of the City or the public.
 - k) The audience shall be respectful of all speakers and shall refrain from comments and gestures, private discussions, cell phone use, or other conduct that interferes with the orderly progression of the meeting.
 - l) Any speaker who fails to conform their conduct to the above shall be directed by the Presiding Officer to cease speaking and yield the floor.
- 7) Interested parties, or their representatives, not in attendance may address the Council by written submission.
- 8) Debate or discussion between audience members and the speaker having the floor shall not be permitted.
- 9) Debate or discussion with the speaker by a member of the Council, the Mayor, the City Administrator, City Attorney, a guest at the Council table, or any other City employee in the audience, who has information pertinent to the discussion shall not be permitted, except in the Presiding Officer's discretion.
9. **RULES OF ORDER.** All questions of order or procedure of the Council not herein provided for shall be decided by the City Attorney in accordance with Robert's Rules of Order Revised for Deliberative Assemblies.
10. **COUNCIL COMMUNICATION.** The City Administrator oversees the day-to-day operations of the City, including management of all City officers, employees, vendors and contractors. Councilmembers lack the authority to give orders, directions or instructions, either publicly or privately, to any City officer, employee, vendor or contractor. Any communication, whether written, electronic or verbal, with officers and employees of the City and members of the Council are to be expressed in a respectful and courteous manner and copied to the City Administrator.

During a meeting of the City Council, any Councilmember statements should be confined to the question before the Council and shall not involve a personal attack or criticism of any member of the Council, any officer, or employee of the City, or any member of the public.

11. **RECORDING OF MEETINGS.** No person shall record the proceedings of the meetings of the City Council, or any part thereof, by electronic or any other type of recorder, nor with a “steno-type” or similar machine, nor by motion picture, television or any other type of camera or visual record, without having previously made application, in writing, to the City Council at least two (2) business days in advance of the meeting for which permission is requested and without having received written permission therefore. Permission shall be granted upon a finding that the recording and/or broadcasting will not be disruptive or obtrusive of the public meeting and reasonable conditions may be imposed upon the granting of the application. This rule shall not be construed to prohibit the use of a handheld audio recording device or video device which does not interfere with the meeting, or the making of notes by any person or persons at such meetings, whether or not such notes shall constitute a complete transcript of the proceedings, nor shall this rule apply to the City Clerk or to members of the City Council.
12. **AMENDMENTS:** The foregoing Rules of Procedure may be amended from time to time by a majority vote of the Council.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 3 OF 2024

APPROVING CITY COUNCIL RULES OF PROCEDURE

BE IT RESOLVED, that the City Council hereby approves the attached City Council Rules of Procedure.

Resolution No. 3 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY COUNCIL RULES OF PROCEDURE FOR PUBLIC MEETINGS

1. **MEETING SCHEDULE:** The City Council shall hold its regular (voting) meetings on the first (1st) and third (3rd) Monday of each month. Workshop (non-voting) meetings shall be held on the Monday before each regular meeting of the City Council, except during the months of June, July, and August when workshop meetings shall be held on the night of and immediately prior to the regular meeting. If any meeting falls on a holiday, the meeting shall be rescheduled for the next work day.

Special meetings of the City Council shall consist of all meetings other than regular or workshop meetings at which four (4) or more members of the Council are present. A special meeting may be held on the call of the Mayor or by four or more Councilmembers, upon no less than twenty-four (24) hours (except if less notice is required by an emergency situation, then notice shall be as practicable) written notice via e-mail and telephone call to all Councilmembers and the Mayor.

2. **LOCATION OF MEETING AND CHANGES:** Unless otherwise announced, all meetings of the City Council shall be held at 7 p.m. in the Court Room at the Municipal Center located at One Municipal Plaza, Beacon, New York. Any changes in the date, time or location of the Council's meetings shall be determined by the Mayor and noticed in accordance with lawful requirements.
3. **QUORUM REQUIRED TO ACT:** A majority of the whole number of the City Council, including vacancies, abstentions and any members disqualified, shall constitute a quorum. Therefore, a quorum of the seven (7) member City Council is four (4) members. A quorum shall be necessary to take any formal action and to exercise any power, authority, or duty of the City Council. No member shall withdraw from a meeting of the Council without the permission of the Mayor when required to maintain a quorum.
4. **EXECUTIVE SESSIONS:** In accordance with Article 7 of the Public Officers Law, all meetings of the City Council shall be open to the public, except as provided that the Council may enter into an executive session, as defined by Article 7 of the Public Officers Law, to discuss those topics or items for which the Public Officers Law allows for a closed session. The decision to enter into an executive session for the purposes and in the manner as set forth in Article 7 of the Public Officers Law must be submitted by a motion calling for an executive session setting forth the general subject matter to be considered. The motion to enter into an executive session, its general subject matter thereof and the vote on the motion shall be recorded in the minutes of the open session. Attendance at an executive session shall be permitted to any member of the City Council and any other persons it authorizes.
5. **APPOINTMENTS:** For any proposed "senior" personnel appointments, following the announcement of the Mayor's appointment, the Council may defer a vote on such

appointment for an additional period to allow time for public comment and/or Council discussion. Such senior appointments shall include the City Administrator, Department Heads, new consultants for planning, engineering or city attorney, Police and Fire promotions, and such other personnel as the Council may decide. Any Councilmember is free to discuss the individual being appointed/promoted; however, certain matters discussed concerning the decision to hire the individual, including personnel files, may not be discussed in public and any Councilmember who wishes to discuss the particulars of a specific employee shall first confirm the discussion of same is appropriate with the City Attorney or City Administrator.

6. **VOTING:** A quorum, as defined in Section 3 of these Rules, shall be required to perform and exercise any power, authority or duty of the Council.
 - a. **Abstentions and Absences:** Abstentions and absences shall be considered a negative vote for the purposes of determining the final vote on a matter submitted to a vote.
 - b. **Silence:** In any vote, silence by any Councilmember shall be understood as a positive vote on a matter submitted to a vote.
 - c. **Questions:** The answer to a question submitted to the Council shall be made by counting the “ayes” and “nays” in response to a question seeking all members in favor and all opposed.
7. **ORDER OF BUSINESS – MEETING AGENDA:** The following is the order of business at all regular and special meetings of the City Council and shall be followed to the greatest extent possible where applicable:
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call
 - d. Community Segment (if scheduled)
 - e. Public Comment
 - f. Public Hearing(s) (if scheduled)
 - g. Reports: Mayor, Councilmembers, and City Administrator
 - h. Appointments
 - i. Local Laws and Ordinances
 - j. Resolutions
 - k. Budget Amendments
 - l. Approval of Minutes
 - m. Announcement of Next Meeting
 - n. Second Public Comment
 - o. Adjournment

The regular order of business at a meeting may at any time be suspended by majority vote of the Council.

8. GENERAL RULES OF PROCEDURE & STANDARD OF CONDUCT:

- a. Presiding Officer: The Mayor shall determine who presides at all meetings of the City Council. In the Mayor's absence, the Acting Mayor shall determine who presides at the meeting. In the event the Mayor has failed to appoint an Acting Mayor, or where such member is absent from the meeting, the Council shall appoint one of its members to preside at the meeting by majority vote.
- b. Guidelines for Councilmembers:
 - 1) Conflict of Interest. A Councilmember prevented from voting by a conflict of interest shall recuse themselves, leave the City Council table during the debate, shall not vote on the matter, and shall otherwise comply with the State law and City ordinances concerning conflicts of interest.
 - 2) Non-Disclosure of Confidential Information. "Confidential information" for this rule is defined as follows:
 - a) Specific information, rather than generalized knowledge, received by a Councilmember as a result of their position that is not available to the general public on request; or
 - b) Information furnished to a Councilmember under circumstances as to suggest the information is confidential, including when the provider of the information identifies the information as confidential; or
 - c) Information made confidential by law, including specific intelligence information and specific investigative records compiled by investigative, law enforcement, and penology agencies, the nondisclosure of which is essential to effective law enforcement or for the protection of any person's right to privacy; or
 - d) Discussions held in Executive Session. No Councilmember may disclose confidential information or otherwise use such information for his or her personal gain or benefit or the gain or benefit of another. No council member may disclose confidential information to any person not entitled or authorized to receive the information.
- c. Guidelines for Community Segments: Speakers are invited to speak and are placed on the agenda by prior arrangement with the Mayor's office and are placed on the agenda at the Mayor's discretion.
- d. Guidelines for Public Comment and Public Hearing Sessions:
 - 1) There shall be two (2) segments during each regular meeting of the City Council dedicated to public comment, one at the beginning of the meeting and another at the end.

- 2) A speaker shall be allowed to speak at either the first public comment segment or the second, but not both.
- 3) Those who would like to speak during either of the public comment segments should sign up on the sheet provided at the meeting and shall be allowed to speak on a first-come, first-serve basis. Remote speakers via Zoom shall be recognized following in-person speakers by raising hands on Zoom.
- 4) The total time for all speakers at any one public comment segment shall not exceed thirty (30) minutes unless approved by a majority vote of the Council.
- 5) The Presiding Officer may appoint a timekeeper for purposes of the public comment segments.
- 6) Conduct of Speakers: All persons speaking before the Council shall conform to the following standards of conduct:
 - a) In-person speakers must step to the podium to address the Council and complete the sign-in sheet placed at the podium, unless they have signed in at the sign-in sheet placed at the table. Accommodations shall be made for all persons with disabilities who need such accommodation.
 - b) Remote speakers via Zoom must wait until authorized to speak by the Secretary to the City Mayor. Only remote speakers with a digital hand raised shall be called upon to speak.
 - c) Before addressing the Council, a speaker must provide their name, home municipality, and organization (if any) for the record.
 - d) A speaker's individual time to speak during the public comment session may not exceed three (3) minutes unless, in the Presiding Officer's sole discretion, additional time is granted. A speaker may not yield their remaining time to another speaker.
 - e) Speakers shall address all members of the Council and shall avoid speaking to any one member directly or to the general public present at the meeting.
 - f) A speaker's individual time to speak at a public hearing may not exceed three (3) minutes. A speaker may not yield their remaining time to another speaker.
 - g) Biased and/or indecent language or conduct shall not be tolerated, and the Presiding Officer may withdraw the remaining time of the speaker if such decorum is violated.

- h) A speaker may speak on any issue which is properly up for discussion on the agenda or which the City has the ability to act upon, provided that a speaker may not speak on any issue which has already been discussed at an earlier public hearing during the meeting or one that is to be discussed at a later public hearing during the meeting.
 - i) Statements, comments or remarks during a public hearing shall be limited to the item and subject matter for which the public hearing is held.
 - j) Any statements, comments or remarks made by a speaker shall not concern the motives of a member of the Council and/or constitute a personal and/or political attack or criticism of any member of the Council, any officer of the City or any employee of the City or the public.
 - k) The audience shall be respectful of all speakers and shall refrain from comments and gestures, private discussions, cell phone use, or other conduct that interferes with the orderly progression of the meeting.
 - l) Any speaker who fails to conform their conduct to the above shall be directed by the Presiding Officer to cease speaking and yield the floor.
- 7) Interested parties, or their representatives, not in attendance may address the Council by written submission.
- 8) Debate or discussion between audience members and the speaker having the floor shall not be permitted.
- 9) Debate or discussion with the speaker by a member of the Council, the Mayor, the City Administrator, City Attorney, a guest at the Council table, or any other City employee in the audience, who has information pertinent to the discussion shall not be permitted, except in the Presiding Officer's discretion.
9. **RULES OF ORDER.** All questions of order or procedure of the Council not herein provided for shall be decided by the City Attorney in accordance with Robert's Rules of Order Revised for Deliberative Assemblies.
10. **COUNCIL COMMUNICATION.** The City Administrator oversees the day-to-day operations of the City, including management of all City officers, employees, vendors and contractors. Councilmembers lack the authority to give orders, directions or instructions, either publicly or privately, to any City officer, employee, vendor or contractor. Any communication, whether written, electronic or verbal, with officers and employees of the City and members of the Council are to be expressed in a respectful and courteous manner and copied to the City Administrator.

During a meeting of the City Council, any Councilmember statements should be confined to the question before the Council and shall not involve a personal attack or criticism of any member of the Council, any officer, or employee of the City, or any member of the public.

11. RECORDING OF MEETINGS. No person shall record the proceedings of the meetings of the City Council, or any part thereof, by electronic or any other type of recorder, nor with a “steno-type” or similar machine, nor by motion picture, television or any other type of camera or visual record, without having previously made application, in writing, to the City Council at least two (2) business days in advance of the meeting for which permission is requested and without having received written permission therefore. Permission shall be granted upon a finding that the recording and/or broadcasting will not be disruptive or obtrusive of the public meeting and reasonable conditions may be imposed upon the granting of the application. This rule shall not be construed to prohibit the use of a handheld audio recording device or video device which does not interfere with the meeting, or the making of notes by any person or persons at such meetings, whether or not such notes shall constitute a complete transcript of the proceedings, nor shall this rule apply to the City Clerk or to members of the City Council.

12. AMENDMENTS: The foregoing Rules of Procedure may be amended from time to time by a majority vote of the Council.

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 4 - Approving the 2024 City Council Meeting Schedule

ATTACHMENTS

[Draft 2024 City Council Schedule](#)

[Resolution Approving the 2024 City Council Meeting Schedule](#)

2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JAN

January 1, 2024 - New Years Day

January 8, 2024 - City Council Workshop/Meeting

January 15, 2024 - Martin Luther King Jr. Day

January 16, 2024 - City Council Workshop

January 22, 2024 - City Council Meeting

January 29, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

FEB

February 5, 2024 - City Council Meeting

February 12, 2024 - Lincoln's Birthday

February 13, 2024 - City Council Workshop

February 19, 2024 - Washington's Birthday

February 20, 2024 - City Council Meeting

February 26, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MAR

March 4, 2024 - City Council Meeting

March 11, 2024 - City Council Workshop

March 18, 2024 - City Council Meeting

March 25, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

APR

April 1, 2024 - City Council Meeting

April 8, 2024 - City Council Workshop

April 15, 2024 - City Council Meeting

April 29, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

MAY

May 6, 2024 - City Council Meeting

May 13, 2024 - City Council Workshop

May 20, 2024 - City Council Meeting

May 27, 2024 - Memorial Day

May 28, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JUN

June 3, 2024 - City Council Meeting

June 17, 2024 - City Council Workshop/Meeting

2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUL

July 1, 2024 - City Council Workshop/Meeting

July 15, 2024 - City Council Workshop/Meeting

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUG

August 5, 2024 - City Council Workshop/Meeting

August 19, 2024 - City Council Workshop/Meeting

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SEP

September 2, 2024 - Labor Day

September 3, 2024 - City Council Meeting

September 9, 2024 - City Council Workshop

September 16, 2024 - City Council Meeting

September 30, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

OCT

October 7, 2024 - City Council Meeting

October 14, 2024 - Indigenous Peoples Day

October 15, 2024 - City Council Workshop

October 21, 2024 - City Council Meeting

October 28, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

NOV

November 4, 2024 - City Council Meeting

November 11, 2024 - Veterans Day

November 12, 2024 - City Council Workshop

November 18, 2024 - City Council Meeting

November 25, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

DEC

December 2, 2024 - City Council Meeting

December 9, 2024 - City Council Workshop

December 16, 2024 - City Council Meeting

KEY	
	Workshop
	Meeting
	Workshop/Meeting Hybrid



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 4 OF 2024

APPROVING THE 2024 CITY COUNCIL MEETING SCHEDULE

BE IT RESOLVED, that the City Council hereby approves the attached 2024 City Council Meeting Schedule.

Resolution No. 4 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JAN

January 1, 2024 - New Years Day

January 8, 2024 - City Council Workshop/Meeting

January 15, 2024 - Martin Luther King Jr. Day

January 16, 2024 - City Council Workshop

January 22, 2024 - City Council Meeting

January 29, 2024 - City Council Workshop

FEB

February 5, 2024 - City Council Meeting

February 12, 2024 - Lincoln's Birthday

February 13, 2024 - City Council Workshop

February 19, 2024 - Washington's Birthday

February 20, 2024 - City Council Meeting

February 26, 2024 - City Council Workshop

MAR

March 4, 2024 - City Council Meeting

March 11, 2024 - City Council Workshop

March 18, 2024 - City Council Meeting

March 25, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

APR

April 1, 2024 - City Council Meeting

April 8, 2024 - City Council Workshop

April 15, 2024 - City Council Meeting

April 29, 2024 - City Council Workshop

MAY

May 6, 2024 - City Council Meeting

May 13, 2024 - City Council Workshop

May 20, 2024 - City Council Meeting

May 27, 2024 - Memorial Day

May 28, 2024 - City Council Workshop

JUN

June 3, 2024 - City Council Meeting

June 17, 2024 - City Council Workshop/Meeting

2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUL

July 1, 2024 - City Council Workshop/Meeting

July 15, 2024 - City Council Workshop/Meeting

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUG

August 5, 2024 - City Council Workshop/Meeting

August 19, 2024 - City Council Workshop/Meeting

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SEP

September 2, 2024 - Labor Day

September 3, 2024 - City Council Meeting

September 9, 2024 - City Council Workshop

September 16, 2024 - City Council Meeting

September 30, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

OCT

October 7, 2024 - City Council Meeting

October 14, 2024 - Indigenous Peoples Day

October 15, 2024 - City Council Workshop

October 21, 2024 - City Council Meeting

October 28, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

NOV

November 4, 2024 - City Council Meeting

November 11, 2024 - Veterans Day

November 12, 2024 - City Council Workshop

November 18, 2024 - City Council Meeting

November 25, 2024 - City Council Workshop

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

DEC

December 2, 2024 - City Council Meeting

December 9, 2024 - City Council Workshop

December 16, 2024 - City Council Meeting

KEY	
	Workshop
	Meeting
	Workshop/Meeting Hybrid

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 5 - Designating the Poughkeepsie Journal as the Newspaper of Record

ATTACHMENTS

[Resolution Designating the Poughkeepsie Journal as the Newspaper of Record](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 5 OF 2024

**DESIGNATING THE POUGHKEEPSIE JOURNAL AS THE
CITY OF BEACON NEWSPAPER OF RECORD
FOR THE YEAR 2024**

BE IT RESOLVED THAT the City Council of the City of Beacon hereby designates the Poughkeepsie Journal as the City of Beacon's newspaper of record for 2024.

Resolution No. 5 of 2024			Date: January 8, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 6 - Authorizing the City Administrator to Execute an Agreement with KARC Planning Consultants, Inc. for Planning Services

ATTACHMENTS

[KARC Planning Consultants, Inc. City Planner Proposal](#)

[Resolution Authorizing the City Administrator to Execute an Agreement with KARC Planning Associates](#)



Proposal for City Planner

RFP No. 2023-010

City of Beacon, NY

October 19, 2023

October 19, 2023

Christopher White
City Administrator, City of Beacon
1 Municipal Plaza, Suite 1
Beacon, NY 12508

**RE: Request for Proposals
City Planner
City of Beacon, New York
COB RFP No. 2023-010**

City Administrator White,

I am pleased to submit the enclosed proposal for the City Planner position with the City of Beacon.

KARC is a Dutchess County based firm, uniquely familiar with the City of Beacon and the economic growth and successes, as well as the the planning challenges, it has faced over recent years. It would be our honor to assist the City in its continued efforts to guide physical development through the land use approvals process and strategic planning efforts.

We believe our firm's experience in both public and private planning across Hudson Valley makes us exceptionally well-suited for this position. As a small and efficient firm, you can rest assured that you will always have direct access to me as your professional planner. While I will be the responsible party from KARC serving as the City of Beacon Planner, I will be supported by KARC Owner, Kelly Libolt. With our combined experience, we have worked professionally in every position that will be present in the Planning Board Chambers – staff liaison, consultant to the board, applicant, and even Board Chair. This multi-faceted perspective and knowledge-based experience will prove instrumental in facilitating a transparent, efficient, and community-minded land use review process.

Thank you for your consideration of our proposal. We look forward to working with you.

Sincerely,



Natalie Quinn
Director of Planning & Development
KARC Planning Consultants, INC

CC: Kelly Libolt, KARC Proprietor

TABLE OF CONTENTS

SCOPE OF WORK.....	3
QUALIFICATIONS	8
REFERENCES.....	10
ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS:	11

SCOPE OF WORK

KARC Planning Consultants, Inc. (KARC) has reviewed the terms and scope of services requested by the City of Beacon for the position of City Planner. Below is our understanding of the nature of the required work to be performed:

TASK: Review applications for subdivision, site plan, special use permits, rezoning petitions, and zoning variances.

The City of Beacon Board Secretary will forward all applications for subdivision, site plan, special use permits, rezoning requests, and variances to KARC. All applications will be reviewed by KARC for completeness based on the provision of information as outlined on pages 1 and 2 of the Application for Site Plan Approval form. Within 5 working days of receipt of application, and upon conference with the Planning Board Chair (as needed), KARC will send a communication to each applicant indicating whether the application has been deemed complete or deficient. KARC will work directly with applicants and their consultants to address all submission deficiencies in a timely manner. Once deemed complete, applications will be forward to the Planning Board or ZBA and added to the next meeting agenda upon confirmation by each respective Board Chair.

TASK: Provide Planning Board and its consultants with written reports regarding soundness, siting, and site plan elements such as parking, lighting, landscaping, architectural appropriateness, best planning practices, alternative design options, and mitigation approaches.

KARC will conduct a planning analysis of all complete applications and produce a written report for consideration and review by the Board. The Planning Analysis will review each project for consistency/compatibility with the comprehensive plan, zoning regulations, and planning best practices. Plan elements will be compared against relevant sections of the adopted code of ordinances regarding building siting (Sections 223-12 and 223-13), parking (Section 223-26), and lighting and landscaping (Section 223-14), and others.

With regards to the 2017 Comprehensive Plan, applications will be reviewed for their contribution to the following community land use goals:

- Maintenance of the character of established neighborhoods,
- Protect and perseveration of sensitive ecological areas and
- Location within or proximity to the Central Business District or the Waterfront/Train Station area
- Rehabilitation and utilization of industrial sites along Fishkill Creek
- Creation of a variety of housing types accessible to a range of income levels.
- Preservation of historic assets
- Inclusion of green building standards

As needed KARC's Planning Analysis will also include recommendations for potential design alternatives and mitigation practices that have the potential to improve a proposed project's compliance with the above stated goals and standards.

TASK: *Assist Planning Board with SEQRA review and procedural requirements, including federal, State, and City regulation.*

KARC will assist with SEQRA review of all land use applications as outlined in Section 223-25(F) of the Code of Ordinances. KARC will produce a SEQRA Review Memorandum indicating classification of each action as either Type II, Type I, or an Unlisted Action. If an action is classified as Type I, or in cases where a coordinated review is deemed appropriate for an Unlisted Action, Part 1 of a Full Environmental Assessment Form (EAF) will be prepared by the applicant. All other projects will require submission of a Part 1 Short EAF. KARC will review all Part 1 EAF documents for completeness and accuracy. KARC's SEQRA Review Memorandum will also outline recommendations to the Planning Board regarding additional materials and clarifications that may be necessary for the Board to complete environmental review. Additional materials may include, but are not limited to, visual impact addendum, traffic study, habitat assessment, wetland flagging, soil studies, and more.

After identifying all other involved and interested agencies, such as the New York State Department of Transportation, New York State Department of Environmental Conservation, New York State Historic Preservation Office, and Dutchess County Department of Behavioral and Community Health, the Planning Board may or, in the case of a Type I action must, "coordinate" the environmental review process by asking all other agencies to consent to the Planning Board conducting the environmental review on behalf of all other agencies. KARC will assist the Board in all necessary circulations and coordination with regards to the above.

After the Planning Board has reviewed the EAF and any other supporting information provided by the applicant, KARC will assist the Board in identifying the relevant areas of environmental concern to determine if a project may have a significant impact on the environment and completing Parts 2 and 3 of the necessary Environmental Assessment Form (EAF). If the Board determines that no significant adverse environmental impacts will result, KARC will assist the Board through the necessary steps to issue and file a Negative Declaration, ending the environmental review process. If the Board finds that there is a potential or significant adverse environmental impacts, KARC will assist the Board through the necessary steps to issue and file a Positive Declaration and require the preparation of an Environmental Impact Statement by the applicant.

TASK: Meet with Planning Board, City Staff, applicants, and their consultants to discuss applications and coordinate reviews with City Staff.

Transparent and efficient coordination between land use boards, city staff, and applicants is essential for an efficient and streamlined approval process. The city's reputation as professional and "open for business" depends on it. By "streamlined" we do not imply that the process must be rushed. However, there is an important difference between a prolonged review process and a thorough one. Having sat on both sides of the land use approvals process, we believe it is of the utmost importance that each application receive thorough review and initial feedback from the Board and city staff at the earliest opportunity. If all parties are made aware of a project's assets, challenges, and compliance issues from the beginning, we find that this leads to a better working relationship between all parties, but most specifically the Board and the applicant.

For this reason, KARC highly recommends that a pre-submission workshop be offered, or mandated, for all applications. In these workshops KARC will invite a non-quorum number of planning board members, applicants and their consultants, and relevant city staff to sit down and informally review a project for compliance and adherence to the comprehensive plan and best practices prior to submission of a formal application. Depending on the nature of the project, city staff in attendance may include Building Inspector, Fire Chief, City Engineer, Zoning Administrator, Public Works, and City Attorney. These workshops are intended to provide clear guidance to an applicant on how their project aligns with the city's development goals and visions, potential environmental concerns, fire access, utilities, etc.

TASK: Attend Planning Board meetings.

Natalie Quinn will attend all Planning Board meetings, which are currently held on the second Tuesday of every month at 7:00 p.m. in the courtroom located in the Municipal Center. At these meetings Natalie will present findings, conclusions, and recommendations as noted in the previously mentioned SEQRA Review Memorandum and Planning Analysis. Natalie will participate in and facilitate discussions with and between the applicant and Board. During meetings Natalie will work with the Board Secretary to note key points of discussion, Board requests for additional information, and resolutions. These items will be documented in the meeting minutes and shared with applicants to better facilitate efficient and complete resubmissions by the applicant team.

KARC understands that they will attend evening meetings including, but not limited to, one (1) Planning Board meeting per month and Zoning Board and City Council meeting as needed.

TASK: *Provide technical assistance to City officials on special planning and zoning projects for the City Council, including drafting proposed amendments to Zoning Ordinances. Maintain and update zoning map.*

In addition to services provided to the Planning Board and ZBA, KARC will provide technical assistance to City officials as requested. These requests may come in the form of a special planning report for specific initiatives concerning topics such as affordable housing, parking management, uniform design standards, etc. Reports will include references to planning best practices, local and national case studies, recommendations for further research, and implementation. Implementation may include proposed zoning amendments and/or other policy actions. KARC will assist in the drafting of zoning text amendments as well as map changes to the City's zoning map via the City's preferred GIS platform.

TASK: *Compile and present reports to the Planning Board on current development matters and applications.*

As needed, KARC will analyze and report on current development matters and applications within the City of Beacon. Format and frequency of said reports will be determined in consultation with the Planning Board Chair and City officials, but may include matters such as housing statistics (number of housing units approved, local housing vacancy rates, unit mix, etc.), parking utilization rates within development areas, analysis of parking waivers or variances granted, mapping of recent site plan approvals, city demographics and socio-economic indicators, general best practice and case study research for new land use policies. These reports will be concise and, where possible, will include graphical representation of data to better facilitate information sharing amongst board members and the public. At a minimum, KARC proposes that an annual report be compiled to monitor and benchmark implementation of the City's Comprehensive Plan.

TASK: *Provide services to ZBA*

KARC will review all zoning variance applications when requested by the ZBA. Upon request, KARC can also provide training sessions for new and continuing Zoning Board members utilizing NYS Department of State materials regarding the procedures and criteria for reviewing area variance and use variance applications. We also believe it is important to track variance applications, both approved and unapproved, so that the City Council may consider potential zoning revisions to remove barriers to desired development. For example, if the ZBA is continually granting area variances for lot area, it may be pertinent for the City Planner to review lot area requirements within certain zoning districts and make recommendations to the City Council for decreased requirements to better compliment existing conditions and market trends within certain neighborhoods.

TASK: Workload, Fees, and Billing

It is understood that the City Planner's workload is variable and dependent on the number of land use applications received by the city and/or the planning assistance needs of the City Council. With that said, it is anticipated that the City Planner will have an average workload of 30-50 hours per month.

KARC is proposing an all-inclusive hourly rate of \$175.00 for professional staff time.

KARC understands that they will not be reimbursed for travel time, expenses, or customary overhead expenses (secretarial or clerical services, postage, etc.).

All invoices submitted by KARC will include detailed narrative of the work performed, as demonstrated in Attachment D – Standard Invoice Example.

QUALIFICATIONS

Natalie Quinn, KARC's Director of Planning and Development, will be the responsible party from KARC serving as the City of Beacon Planner. As such, Natalie will be the main point of contact for all City of Beacon business and present at all required meetings. Natalie will be supported, as needed, by KARC's owner, Kelly Libolt. Please see resumes in Attachment A. A summary of our qualifications and most relevant experience is below.

Natalie Quinn has 9 years of experience working in both public and private sector planning in New York State. Following receipt of her master's degree in urban planning from Columbia University, Natalie began working for a planning consulting firm that provided technical and policy guidance to municipalities throughout the Hudson Valley and Long Island, including City of Newburgh, City of Albany, and the City of Poughkeepsie. Deeply invested in the consulting work Natalie completed for the City of Poughkeepsie, she then took a position within City Hall and directly oversaw all municipal planning and land use approvals for the City from 2018 to 2022.

Kelly Libolt has over 30 years of experience in planning and development. Having prepared countless Environmental Assessments and Environmental Impact Statements for municipalities throughout the New England area, she has vast and diverse experience with municipal processes, Planning and Zoning Boards, as well as SEQRA knowledge and compliance. Kelly also represented the City of Poughkeepsie as the Chair of the Planning Board during which she led the review of several challenging development projects.

Land Use Board Coordination & Guidance

Natalie's extensive knowledge regarding the coordination of various land use boards stems most directly from her time serving as City Planner for the City of Poughkeepsie. When Natalie first joined the City of Poughkeepsie in 2018, the Planning Department had been unstaffed for over five years and many processes and procedures had fallen by the wayside. As the sole staff member within the newly reinstituted Planning Department, Natalie took over as liaison to the City's Planning Board, Zoning Board of Appeals, Waterfront Advisory Commission, Historic District and Landmark Preservation Commission, and Shade Tree Commission. Charged by the City Administration with promoting economic development and an "open for business" development environment, Natalie quickly realized that streamlining of the land use approvals process would be critical to the City's success in this goal.

In partnership with Pace Land Use Law Center, Natalie led a year-long process to review and overhaul of the City's land use approvals process in order to create a transparent and efficient system that was easily understood and engaged in by board members, developers, homeowners, residents, and the city's elected officials. The initiative resulted in a clarified flow chart of the required approval process for all land use applications, creation of checklist and project tracking forms, revised application forms, reallocation of staff responsibilities, and

recommended zoning code amendments. A key focal point of these revisions was to ensure a transparent and predictable process, with timely review of all applications. This experience provided Natalie with a profound knowledge of all components of the land use approvals process in New York State, as well as insight into how this process can significantly impact a community's relationship with development. With a streamlined review process in place, Natalie oversaw a Planning Board that approved over 1,500 housing units and 1 million square feet of commercial space, totaling nearly \$1.5 billion in investment in the City of Poughkeepsie over 5 years.

KARC also has significant experience in navigating the land use approvals process from the applicant's point of view. Formed in 2018 KARC provides superior project management and strategic planning for complex construction projects across the Hudson Valley. The firm is well experienced in managing all aspects of civil, structural, water/wastewater, and geotechnical engineering, survey, master planning, stormwater design and landscape architecture. KARC has years of experience of project managing complicated development projects from the stage of planning all the way to construction and leasing. This knowledge is essential in working with Planning Board applicants to understand the nuances of the current construction and real estate industry, including which project modifications may or may not be feasible in the current climate.

Municipal Planning

Natalie's municipal planning experience stems from previous employment as both a municipal employee and private planning consultant. At the City of Poughkeepsie Natalie served as Senior Planner, Planning Director, and Director of Development over the span of five years. In all positions Natalie sought a way to promote economic development while emphasizing the importance of smart growth principles and equity within the City's growth. As such, one of Natalie's first actions as Senior Planner was to adopt and implement the [Poughkeepsie Innovation District \(PID\) Policy Framework](#) and [PID Zoning](#) in downtown Poughkeepsie. Key goals of the Policy Framework include building a creative economy in the downtown, ensuring the provision of affordable housing, remediating vacant properties, connecting downtown Poughkeepsie via a multi-modal transportation network, and encouraging good urban design. Many of these goals were implemented through the adoption of a revised zoning code for the downtown core that shifted focus away from use and towards design, reduced parking requirements to support a more walkable built form and incentivized the development of affordable housing via density bonuses. Following adoption of the PID, Natalie also led a number of long-range strategic planning efforts for the City of Poughkeepsie, most notably development of the [PK4Keeps Comprehensive Plan](#), a city-wide [zoning code update](#) to expand on the positive impacts of the PID, the [Poughkeepsie Housing Needs Assessment](#), and an update to the [Local Waterfront Revitalization Program](#) ("LWRP").

REFERENCES

Below are two references that can speak directly to Natalie's ability to provide planning guidance to a municipal planning board and city officials.

Reference 1	
Name	Anne Saylor
Title	City of Poughkeepsie Planning Board Chair
Mailing Address	10 Platt Street Poughkeepsie, NY 12601
Email Address	aesaylor@gmail.com
Phone Number	(845)392-4180

Reference 2	
Name	Rob Rolison
Title	New York State Senator (39 th District) Former City of Poughkeepsie Mayor
Mailing Address	3 Neptune Road, Suite N22 Poughkeepsie, NY 12601
Email Address	rolison@nysenate.gov
Phone Number	(914)456-4518

ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS:

- 1) Worker's Compensation and Employers Liability Policy covering operations in New York State.

KARC maintains and Worker's Compensation and Employers Liability Policy covering operations in New York State.

- 2) Commercial General Liability Policy with limits of no less than \$1,000,000 Each Occurrence / \$2,000,000 Aggregate limits for Bodily Injury and Property Damage.

KARC maintains a Commercial General Liability Policy with coverage of 2,000,000 Each Occurrence /4,000,000 Aggregate limits for Bodily Injury and Property Damage.

- 3) Comprehensive Automobile Policy, with limits no less than \$1,000,000 Bodily Injury and Property Damage liability including coverage for owned, non-owned, and hired private passange and commercial vehicles.

KARC does NOT maintain and Automoibile Policy as the company does not maintain any vehicles under the company name. KARC does however maintain an Umbrella Insurance Policy that provides coverage beyond the limits of our other insurance policies, or for claims that may not be covered by our liability policy. Our Umbrella Policy is \$1,000,000 each occurrence/\$1,000,000 aggregate and provides liability coverage for injuries, damage to property, and certain legal actions.

- 4) Professional Liability, with limits no less than \$1,000,000.

KARC maintains a Personal Liability policy with a 1,000,000 Limit.

- 5) Certificates shall provide that thirty (30) days written notice, by registered mail with return receipt requested, shall be provided to the City of Beason prior to cancellation or expiration. Polices that lapse and/or expire during term of work shall be recertified and received by the City of Beacon no less than thirty (30) days prior to expiration or cancellation

If selected as the City of Beacon's consultant KARC will furnish Certificates of Insurance as evidence of coverage prior to commencement of work naming the City of Beacon as an Additional Insured. The cost of furnishing the above insurance will be born by KARC. All carriers listed will be A.M. Best Rated A VII or better and will be licensed in the State of New York.



Exhibit A: Resumes

Proposal for City Planner - October 19, 2023

EDUCATION

M.S. Urban Planning, GSAPP

Columbia University, 2014

B.A. Environmental Studies, Minor Earth Sciences

University of California Santa Barbara, 2011

PROFESSIONAL EXPERIENCE

Passionate and self-motivated urban planner and project manager with 8+ years of experience working in both private and public sector. Detail-oriented with a knack for organization, Natalie has been successful in a multitude of roles by focusing on data analysis, establishment of policies and procedures, and adherence to milestones and metrics to track progress towards identified goals. Skilled in land development, main street revitalization, NYS Climate Smart Communities, transit-oriented development, alternative transportation planning, and public administration.

KARC Planning & Consultants Planning Director | Current

- Managing both private and public development projects, Planning and Comprehensive Plan projects, and IDA projects.
- Overseeing planning staff and coordinating Planning Board submittal packages and the necessary reports and documentation needed for municipal and government approvals, as well as attending municipal meetings.
- Coordinating with external project team members on reporting and schedules.
- Assisting clients with funding and grant opportunities.
- Coordinating with management team on business development opportunities, marketing, and social media.

PROFESSIONAL EXPERIENCE

City of Poughkeepsie

Development Director | Nov 2021 – Mar 2023

- Fostered smart growth downtown development with the creation of the Poughkeepsie Innovation District zoning code.
- Led long-range strategic planning efforts, most notably development of the PK4Keeps Comprehensive Plan, a city-wide zoning code update, and the Local Waterfront Revitalization Program ("LWRP").
- Streamlined the city's land use review and approvals process to facilitate the approval of over 1,500 housing units and 1 million square feet of commercial space, totaling nearly \$1.5 billion in investment over 5 years.
- Managed and coordinated the divisions of Building, Community Development, Planning, and Youth Services.
- Created and led teams with staff from engineering, finance, and public works to implement multi-jurisdictional projects such as streetscape improvements, park and recreation planning, and creation of economic development programs.
- Executed additional roles and tasks such as grant writing and management, city liaison to local and regional organizations, and provided presentations and updates to the city's Common Council and Administration.

Planning Director | Jan 2019 – Oct 2021

Senior Planner | Jan 2018 - Dec 2018

Kevin Dwarka Land Use & Economic Consulting Associate | Jul 2015 - Aug 2017

- Conducted expert regulatory and policy analysis focused on the rejuvenation of commercial districts, achievement of smart growth principles, and adoption of transit-supportive land use policies.
- Managed projects and client relations from planning stage to implementation, including public engagement, presentation, and deliverable production and design.

Bike New York

Community Outreach | Feb 2015 - Aug 2015

New York City Department of City Planning

Sustainable Communities Intern | Mar 2013 - Jul 2013

EDUCATION

A.S. Business Administration & Marketing

Dutchess Community College 1988

B.S. Business Administration & Marketing

SUNY New Paltz 1990

M.S. Environmental Studies

Bard College 1996

CERTIFICATIONS

DBE Certified

WBE in NY and NJ

US SBA WOSB & EDWOSB

PROFESSIONAL EXPERIENCE

KARC Planning & Consultants

2008 – Current | Proprietor

Oversight of all company day to day operations, organize and implement development of corporation, development of all corporate contracts, proposals, business development/marketing and collateral, identification of key clients, development of project proposals and negotiation of project contracts, management of monthly billing and collections, management of all technical projects from conception through the preparation of development drawings, coordination of all required permitting and construction.

Fuss & O'Neill Engineering Consultants

2007 – 2009 | Title Here

Managed daily operations of New York offices including office leasing, employee staffing, oversaw all business development, Identified and coordinated partnering opportunities, managed proposal process and execution of all client and subcontractor contracts, developed and implemented Strategic Plan for New York offices and development and implemented plan for expansion of corporate services into the New York market, coordination of all marketing initiatives, oversight of all technical projects, coordination of all projects through permitting at the local, regional and state level, oversight of development of bidding documents and process, supervised construction of all projects, managed all billing and client/subcontractor A/R issues.

PROFESSIONAL EXPERIENCE

The Chazen Companies

2003 – 2007 | VP Marketing & Business Development

Managed staff in the day to day operations and work-flow of fast paced dynamic marketing and business development department, working under tight deadlines in collaboration with senior management, project managers, staff and clients.

1995 – 2007 | Senior Client Manager

Strategy development for significant clients, managed team meetings and daily design coordination, managed all team project budgets, managed all attendance at all governmental meetings, managed proposal process of client and subcontractor contracts, managed all billing and client/subcontractor A/R issues.

1995 – 2003 | Director Wireless Services

Initiated and expanded the development of a new corporate wireless division, Including: Preparation of business plans for new division, Identified and secured new client base expansion into New England, Identified and taught new state development regulations to wireless department, Interviewed, hired and managed staff, managed new corporate office in Boston Massachusetts, designed pricing for all new services, initiated first program to integrate technical teams in different geographical offices, developed standard wireless process manual and standard wireless design detail book, developed separate standard wireless drawings for each major client.

1994 – 1995 | Senior Project-Client Manager

Oversight of significant projects, coordination with technical leads on integration of project components, designed and introduced new processes to company, Identified internal design team, managed all team meetings and daily design coordination, managed all team project budgets, identification of out of scope tasks, managed proposal process of client and subcontractor contracts, managed all billing and client/subcontractor A/R issues.

1992 – 1994 | Associate Planner

Preparation of Part I, II and III Environmental Assessments, environmental impact statements, variance applications/special permit applications, review of technical reports appending EIS documents, SEQRA documentation in support of EIS process (notifications, Scoping documents negative declarations, findings statements), review of applications on behalf of municipal officials, preparation of project proposals and management of budgets/billing.



Exhibit B - Writing Sample

Proposal for City Planner - October 19, 2023



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

MEMORANDUM OF TRANSMITTAL

To: Common Council
From: Natalie Quinn, Senior City Planner
Date: October 18, 2018
Re: Rezoning Application for 27 High Street

Attached to this memorandum please find the following documents:

1. Planning Staff Analysis
2. Proposed Site Plan
3. Letter from Assessor, John Taylor, as requested by Chairwoman Finney

The proposed property is currently located in an I-1 Light Industrial Zoning District, and the applicant is requesting that the property be rezoned to R-4 Medium High Density Residential.

The Applicant is proposing to improve the existing four-story structure and convert it into a multifamily residential building with twenty-four (24) residential units, with approximately 3,000 square feet of the basement floor utilized for professional office space. The Applicant is also proposing the construction of a new four-story structure on the northern portion of the lot to include thirty-nine (39) residential units on the upper three stories and thirty-two (32) parking spaces provided below the structure on the ground floor.

The proposal was first presented to the Common Council as a communication on September 17, 2018. Please see below the applicant's responses to questions that were posed at that meeting.

- We have not approached the IDA for assistance but are not ruling it out. The decision on whether or not to approach the IDA will be determined should the rezoning be adopted by the Common Council and site plan approved by Planning Board.
- The Applicant is proposing 10% affordable housing. We can discuss this further.
- The project was the subject of several RFP's issued by Dutchess County. The Applicant responded to an RFP that was issued by the County in August of 2016. The Applicant was awarded the RFP.
- We have provided the necessary environmental review documentation for the application. Note a Short Form EAF is required unless an application is near or exceeding thresholds described by SEQRA. Regardless, we provided a Part I of a Full Form EAF. The project is suitable for submission to County Planning for GML-239M.

Thank you.



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

Planning Staff Analysis

LOCATION COMPATIBILITY

Page Park Associates is requesting the rezoning of approximately 1.23 acres at 27 High Street (tax parcels 6162-62-192294 & 6162-62-180291) from I-1 (Light Industrial) to R-4 (Medium High-Density Residential). The subject properties were originally built as commercial office space and surface parking.

As noted and illustrated in the rezoning application packet submitted by the applicant, the properties bordering the proposed site to the South and West are zoned as R-4. Properties to the North and East of the proposed site are zoned as I-1, with one property facing the proposed site on Zimmer Avenue zoned as G-OM (Office Manufacturing).

As illustrated in the map below, the properties surrounding the proposed site are largely functioning as two- and three-family homes, with some instances of vacant/warehousing uses, single-family uses, and two apartment buildings of 4 units or more.



COMPREHENSIVE PLAN

The proposed parcel is included within the Cottage Street Business Area ("CSBA") within the City's 1998 Comprehensive Plan. The CSBA is identified as one of the three "economic development areas" within the City. The focus area was reviewed especially for "strategies that allow the industrial area to grow in a manner protective of the existing residential neighborhood." (Page 5-17). This section of the Plan, however, focuses on truck traffic rerouting and landscape buffering as strategies to mitigate the impact of industrial land on surrounding residential



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

neighborhoods. Although not specifically mentioned within the comprehensive plan, higher density residential between industrial uses and lower density residential uses could also be interpreted as a "buffer" and is not an uncommon "transition zoning" practice in land use planning and zoning.

Section 3.1.3 of the Comprehensive Plan speaks more generally about recommended housing strategies within the city. The section specifically acknowledges that "new multi-family housing targeted toward the large college student market can create new opportunities for housing, and add to the city's population base."

It should be noted that the City of Poughkeepsie Comprehensive Plan is now 20 years old. Best practices within the planning field recommend that a Comprehensive Plan be updated every 10 to 15 years. The Planning Department has every intention of updating the Comprehensive Plan in the future to better reflect the city's vision and speak more directly to proposals currently coming before the Common Council, Planning Board, Zoning Board of Appeals, and the city's other advisory boards and commissions.

ECONOMIC FUNCTIONALITY

With regards to economic functionality as it pertains to estimated tax revenue for the current use and proposed use of the site, please see the attached letter from the City Assessor, John Taylor. With regards to the site's functionality as an industrial site, the property is currently utilized as government offices with printing facilities on the basement level. Prior to Dutchess County, the space was used as office space for IBM.

The site's potential functionality as an industrial zoned parcel in the future is difficult to predict. It is within the realm of possibility to believe that the site could again be utilized as 27,000 SF of office space. However, without recent numbers to say definitively, the perceived vacancy of commercial office space in the city's central business district could indicate an oversupply or underutilization of existing office space. In regards to the potential for the site to be used as industrial space in the future should the rezoning not occur, the immediately adjacent industrially zoned site at 35 High Street, which features a structure better suited for production and manufacturing, is currently utilized as non-industrial commercial and warehouse space.

INTENT AND OBJECTIVES OF THE PROPOSED REZONE DISTRICT

The purpose of R-4 medium high-density residential district is to provide areas for a broad range of housing types with opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING**
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

Use Requirements

The proposed project will include forty-five (45) one-bedroom units, fifteen (15) two-bedroom units, three (3) studios, and a commercial space of ~3,000 square feet. Multifamily dwellings are permitted by right within the proposed R-4 zoning district. Professional or business offices are permitted by special permit and subject to requirements.

Lot and Bulk Requirements

- Minimum lot area. The minimum required lot area for the proposed development is 147,600 SF based on the proposed unit breakdown (2,200 SF per studio and one-bedroom unit, 2,800 SF per two-bedroom unit). The proposed lot area is 53,579 SF.
 - ❖ An area variance of 94,021 SF, or 63%, will be required.
- Minimum lot width. The proposed project meets the minimum required lot width of 30 feet
- Minimum yard setback. Area variances will likely be required for front and side yard setbacks.
- Maximum height. The maximum height of buildings within an R-4 district is 3 stories or 40 feet.
 - ❖ An area variance of one-story will be required for the proposed new construction. Under R-4 zoning, the existing structure would be classified as a legally non-compliant building, and would not require a height variance.
- Maximum lot coverage. The proposed project is within the maximum allowable lot coverage of 40 percent. With a lot of 55,052 SF, and two buildings totaling a footprint of 20,997 SF, the proposed lot coverage is 38 percent.
- Minimum open space. The minimum required open space for the proposed development is 20,100 SF based on the proposed unit breakdown (200 SF per studio, 300 SF per one-bedroom unit, and 400 SF per two-bedroom unit). Based on the definition of usable open space¹, the proposed site plan proposed 0 SF.
 - ❖ An area variance of 20,100 SF, or 100%, will be required.
- Off-street parking. The minimum required off-street parking for the proposed development is 111 spaces based on the proposed unit breakdown (1 space per studio,

¹ Section 19-2.2 Definitions. "Required open space. There shall be provided in each multiple dwelling or townhouse development, excluding townhouses on fee simple lots, not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 400 square feet of usable open space for each two-or-more-bedroom unit. For any development containing more than 15 units, such usable open space shall be devoted to improved and landscaped play and sitting areas for use of residents thereof, and the design and layout of the usable open space shall be subject to approval by the Planning Board."



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

1.5 spaces per one-bedroom unit, 2 spaces per two-bedroom unit, and 1 space per 300 SF of gross floor area). The proposed site plan includes 96 off-street parking spaces

- ❖ An area variance of 15 spaces, or 13.5% of total required parking, will be required.
- Landscaping. Pursuant to Section 19-4.11, landscape strips will need to be provided along all property lines of multifamily and nonresidential uses.

ANALYSIS & CONCLUSION

With regards to the question before the Common Council – whether the property is more appropriately zoned as I-1 Light Industrial or R-4 Medium High Density Residential – it is the opinion of the Planning Department that the site is more appropriately zoned as an R-4 District. Due to the existing surrounding uses, utilization of the site as residential, especially multi-family residential, will provide a beneficial transition between industrial uses to the North and East, and lower density residential uses to the South and West. Overall, use of the site as residential rather than industrial will be less harmful to the existing residential neighborhood and in line with recommendations of the Comprehensive Plan.

With regards to aspects of density, site layout, and architecture that will be reviewed by the Planning Board and Zoning Board of Appeals should the rezoning be approved by the Common Council, Planning Staff has additional recommendations.

Planning Staff recommends a reduction in the proposed unit count to minimize the number and percentage of required area variances. A reduction in the proposed unit count and density of the site will reduce the required lot area variance and open space variance, and minimize or remove the necessity of an off-street parking variance.

Additionally, Planning Staff recommends that the applicant consider a townhouse style residential structure for the proposed new structure along Zimmer Avenue. A three-story townhouse structure has the ability to reduce density, eliminate the need for a building height variance, and provide a more compatible architectural transition between the existing structure and the two-family residential structures on Zimmer Avenue.

Finally, Planning Staff strongly recommends that ground floor parking that is currently proposed along Zimmer Avenue be shielded or “wrapped” to prevent negative impacts to the newly proposed streetscape and pedestrian environment.



Exhibit C - Graphic Samples

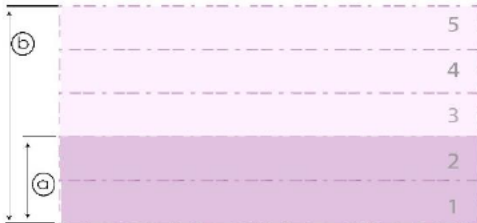
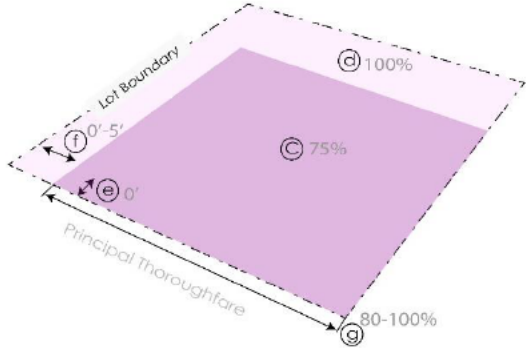
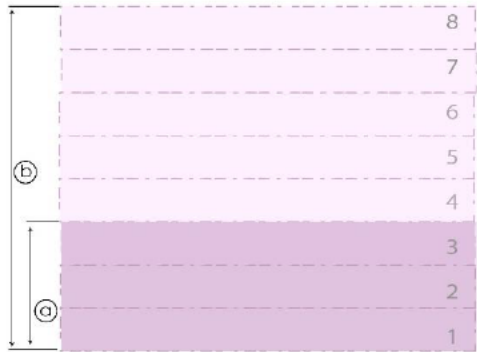
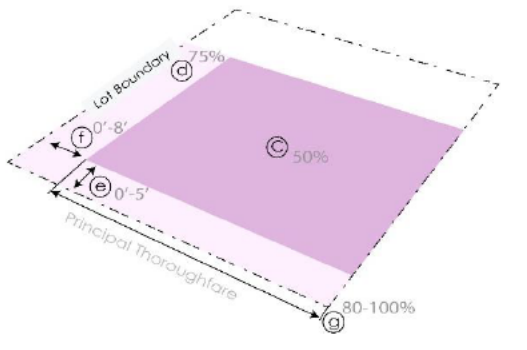
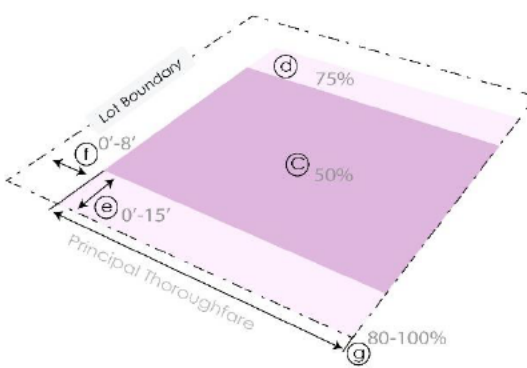
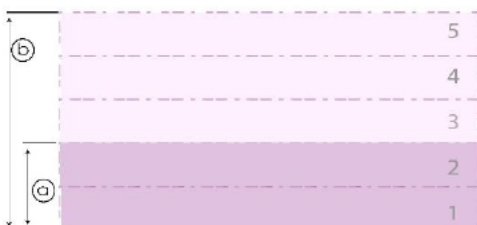
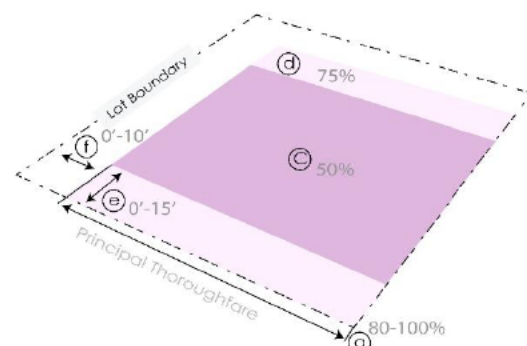
Proposal for City Planner - October 19, 2023



Alternative Design Example:

This is a contextual massing that was provided to a City Poughkeepsie Planning Board applicant as a means to illustrate how an alternative design (as opposed to their initial proposal for a second tower-like building) could better serve as a transitional building in terms of form between the existing tower and lower-density residential on either side of the proposed project site.

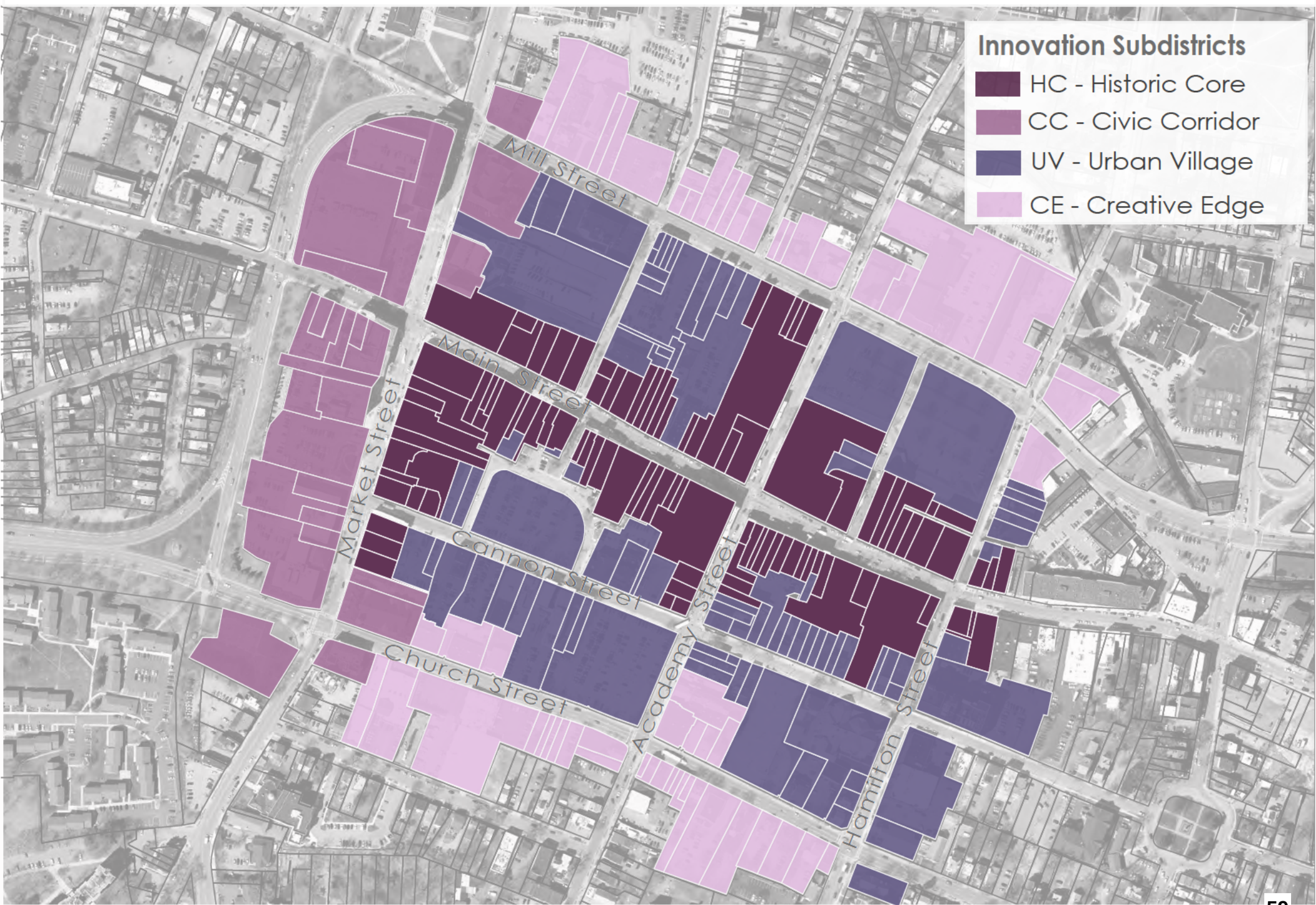
Rezone Downtown Poughkeepsie – Preliminary Zoning Concepts

Typology	Iconographic Image	Intent	Frontage	Building Heights <i>a</i> = Minimum Height <i>b</i> = Maximum Height	Lot Coverage <i>c</i> = Minimum Lot Coverage <i>d</i> = Maximum Lot Coverage <i>e</i> = Front Setback <i>f</i> = Side Setback <i>g</i> = Frontage Occupancy	Parking Minimums	Activation (Transparency & Access)												
Historic Core (HC)		Vertically mixed buildings with engaging uses such as restaurants, bars, personal services and galleries on the ground floor, and residential or office units on upper floors.	Shopfront			No minimum parking requirements. All parking spaces shall be set back at least 40 feet from the front lot line and screened from view of street.	Required - Ground Floor Transparency of 70% - Upper Floor Transparency of 25% - landscaping in front setbacks Encouraged/Permitted - outdoor café seating												
Urban Village (UV)		Multi-family residential with some office and ground floor uses such as restaurants, bars, retail, personal services, and galleries.	Shopfront Forecourt			<table><tr><td>Multifamily Residential</td><td>.5 per unit +1 visitor space per 10 units</td></tr><tr><td>Student Housing</td><td>1 per br with potential to waive if within 1,320' of parking facility</td></tr><tr><td>General Retail</td><td>0</td></tr><tr><td>Personal Service Business</td><td>0</td></tr><tr><td>Restaurant or Café</td><td>1 for every 4 seats or 1 space per 250 SF of GFS</td></tr><tr><td>Office</td><td>0</td></tr></table>	Multifamily Residential	.5 per unit +1 visitor space per 10 units	Student Housing	1 per br with potential to waive if within 1,320' of parking facility	General Retail	0	Personal Service Business	0	Restaurant or Café	1 for every 4 seats or 1 space per 250 SF of GFS	Office	0	Required - Ground Floor Transparency of 50% - Upper Floor Transparency of 25% - landscaping in front setbacks - large lots broken up via new streets & pedestrian walkways Encouraged/Permitted 20% Affordable Housing Units
Multifamily Residential	.5 per unit +1 visitor space per 10 units																		
Student Housing	1 per br with potential to waive if within 1,320' of parking facility																		
General Retail	0																		
Personal Service Business	0																		
Restaurant or Café	1 for every 4 seats or 1 space per 250 SF of GFS																		
Office	0																		
Civic Corridor (CC)		Civic and educational uses with student housing and quality open space and pedestrian plazas.	Shopfront Forecourt Courtyard			<table><tr><td>Multifamily Residential</td><td>.5 per unit +1 visitor space per 10 units</td></tr><tr><td>Student Housing</td><td>1 per br with potential to waive if within 1,320' of parking facility</td></tr><tr><td>General Retail</td><td>1 space per 500 SF of GFS</td></tr><tr><td>Personal Service Business</td><td>1 space per 350 SF of GFS</td></tr><tr><td>Restaurant or Café</td><td>1 space per 250 SF of GFS</td></tr><tr><td>Office</td><td>1 space per 400 SF of GFS</td></tr></table>	Multifamily Residential	.5 per unit +1 visitor space per 10 units	Student Housing	1 per br with potential to waive if within 1,320' of parking facility	General Retail	1 space per 500 SF of GFS	Personal Service Business	1 space per 350 SF of GFS	Restaurant or Café	1 space per 250 SF of GFS	Office	1 space per 400 SF of GFS	Required - Ground Floor Transparency of 70% - Upper Floor Transparency of 25% - Landscaping in front setbacks Encouraged/Permitted 20% Affordable Housing Units - Outdoor café seating - Pedestrian plazas and pocket parks
Multifamily Residential	.5 per unit +1 visitor space per 10 units																		
Student Housing	1 per br with potential to waive if within 1,320' of parking facility																		
General Retail	1 space per 500 SF of GFS																		
Personal Service Business	1 space per 350 SF of GFS																		
Restaurant or Café	1 space per 250 SF of GFS																		
Office	1 space per 400 SF of GFS																		
Creative Edge (CE)		Lite industrial maker spaces, office, and live-work uses with some allowance for low-density residential such as townhomes, two-family homes, and subdivided single-family homes.	Shopfront Stoop Terrace Courtyard Arcade Gallery			<table><tr><td>Residential Dwelling</td><td>.5 per unit + 1 visitor space per 10 units</td></tr><tr><td>General Retail</td><td>1 space per 350 SF of GFS</td></tr><tr><td>Personal Service Business</td><td>1 space per 350 SF of GFS</td></tr><tr><td>Restaurant or Café</td><td>1 space per 250 SF of GFS</td></tr><tr><td>Office</td><td>1 space per 400 SF of GFS</td></tr></table>	Residential Dwelling	.5 per unit + 1 visitor space per 10 units	General Retail	1 space per 350 SF of GFS	Personal Service Business	1 space per 350 SF of GFS	Restaurant or Café	1 space per 250 SF of GFS	Office	1 space per 400 SF of GFS	Required - Ground Floor Transparency of 40% - Upper Floor Transparency of 25% - Landscaping in front setbacks Encouraged/Permitted 20% Affordable Housing Units - Pedestrian plazas and pocket parks		
Residential Dwelling	.5 per unit + 1 visitor space per 10 units																		
General Retail	1 space per 350 SF of GFS																		
Personal Service Business	1 space per 350 SF of GFS																		
Restaurant or Café	1 space per 250 SF of GFS																		
Office	1 space per 400 SF of GFS																		



Rezone Downtown Poughkeepsie

Phase 1: Innovation District



Innovation Subdistricts

HC - Historic Core

CC - Civic Corridor

UV - Urban Village

CE - Creative Edge



Exhibit D - Sample Invoice

Proposal for City Planner - October 19, 2023

INVOICE

BILL TO

[REDACTED]
[REDACTED]
Poughkeepsie, NY 12601

SHIP TO

[REDACTED]
[REDACTED]
Poughkeepsie, NY 12601

INVOICE 1513
DATE 09/05/2023
TERMS Net 30
DUE DATE 10/05/2023

PROJECT NAME

[REDACTED] Main St

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/01/2023		Project: [REDACTED] Main St For Services Billed: July 1, 2023 - July 31, 2023 .			
07/10/2023	Natalie Quinn	Review Mid-Hudson Momentum application form and create punch-list of inputs	1:00	175.00	175.00
07/11/2023	Natalie Quinn	Call with [REDACTED] [REDACTED] Email meeting notes and tasks for grant preparation	1:30	175.00	262.50
07/12/2023	Natalie Quinn	Momentum grant narrative	2:00	175.00	350.00
07/13/2023	Natalie Quinn	Review [REDACTED] correspondence with ESD; Create list w/ contact info for LOS; Call potential LOS providers	3:30	175.00	612.50
07/14/2023	Natalie Quinn	Momentum Grant: narrative, finalize LOS template, call with [REDACTED] call with [REDACTED] [REDACTED]	3:30	175.00	612.50
07/18/2023	Natalie Quinn	Call with [REDACTED] RE: Momentum Grant; send out Letters of Support	3:30	175.00	612.50
07/19/2023	Natalie Quinn	Momentum emails;	1:00	175.00	175.00
07/25/2023	Natalie Quinn	Momentum Grant - team call; foil [REDACTED] materials from city; draft narrative	5:00	175.00	875.00
07/26/2023	Natalie Quinn	Momentum Grant - team call; finalize application and	4:30	175.00	787.50

		attachments for review by client			
07/27/2023	Natalie Quinn	Finalize and submit Momentum grant application	3:30	175.00	612.50
				SUBTOTAL	5,075.00
				TA	0 00
				TOTAL	5,075.00
				BALANCE DUE	\$5,075.00



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 6 OF 2024

**AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH
KARC PLANNING CONSULTANTS, INC. FOR PLANNING SERVICES**

WHEREAS, the City of Beacon seeks to contract for planning services for a four-year term, running from January 1, 2024 – December 31, 2027; and

WHEREAS, KARC Planning Consultants, Inc. (KARC) provides the above services and is willing and able to extend the same to the City of Beacon; and

WHEREAS, KARC has designated Natalie Quinn as the firm’s primary staff person for the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the City Administrator to execute an agreement with KARC for Planning services for January 1, 2024 – December 31, 2027, serving at the pleasure of the City Mayor and subject to approval by the City Attorney as to form and substance.

BE IT FURTHER RESOLVED, that City Administrator is hereby authorized to execute any extensions or amendments to this Agreement subject to review and approval by the City Attorney as to form and substance.

Resolution No. 6 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 7 - Authorizing the City Administrator to Execute an Agreement with Lanc & Tully Engineering and Surveying, P.C. for Engineering Services

ATTACHMENTS

Lanc & Tully Engineering and Surveying, P.C. Proposal for Engineering Services

Resolution Authorizing the City Administrator to Execute an Agreement with Lanc & Tully Engineering and Surveying, P.C.



December 29, 2023

Christopher White
City Administrator
City of Beacon
1 Municipal Plaza Suite 1
Beacon, NY 12508

RE: 2024 Engineering Services

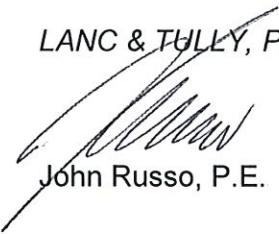
Dear Mr. White:

Lanc & Tully takes pride in assisting the City of Beacon in the great strides made in progressing infrastructure projects, as well as other major improvement projects. We understand the financial hardships placed upon the City of Beacon on a yearly basis in trying to complete these projects. Please find enclosed our proposed rates for professional services for the year 2024. Our rate schedule is broken into two columns, with one being reimbursable by the Planning Board applicants and/or federal or state funding, and the other being municipally funded projects. We have made increases in our rates due to increases in cost of living, insurance, and operating costs over the years.

As we have stated often in the past, we truly enjoy working for the City of Beacon and look forward to a continued relationship in the future. Please contact us if you have any questions or comments regarding this matter. If the attached rates have been found to be acceptable by the City, I would ask that you please sign below, and return the executed letter of approval to our office.

Very truly yours,

LANC & TULLY, P.C.


John Russo, P.E.

Signature & Title

Date Approved

Beacon 2024 Rates

CITY OF BEACON
MUNICIPAL HOURLY RATES 2024

Full Consulting Services

	Planning Board & State/Federal Funded Projects	Municipal (Non-Funded) Projects
Principal	\$125.00/hr.	105.00
Project Planner	\$115.00/hr.	95.00
Professional Engineer	\$122.00/hr.	103.00
Project Manager	\$115.00/hr.	94.00
Professional Land Surveyor	\$ 98.00/hr.	90.00
Land Surveyor	\$ 86.00/hr.	78.00
Engineer, Sr.	\$ 95.00/hr.	83.00
Engineer	\$ 79.00/hr.	71.00
Engineering Technician, Sr.	\$ 95.00/hr.	84.00
Engineering Technician	\$ 75.00/hr.	68.00
Surveying Technician, Sr.	\$ 82.00/hr.	75.00
Surveying Technician	\$ 71.00/hr.	63.00
Construction Technician	\$ 85.00/hr.	75.00
Survey Field Crew, 1-Man *	\$ 79.00/hr.	70.00
Survey Field Crew, 2-Men *	\$126.00/hr.	115.00
Survey Field Crew, 3-Men *	\$175.00/hr.	158.00
Clerical/Secretarial	\$ 42.00/hr.	38.00
Principal (Court – Min. 4 Hours)	\$250.00/hr.	250.00

* Rates shown for City projects not requiring payment at Prevailing Wage Rate. City projects requiring Prevailing Wage Rates will be adjusted based on the Prevailing Wage Rate established at the time of the project.

Printing will be charged extra. All charges are portal to portal. The above rates include the cost of long distance telephone calls, mileage driven within 50 miles of our office, and regular postage costs.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 7 OF 2024

**AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH
LANC & TULLY ENGINEERING AND SURVEYING, P.C. FOR ENGINEERING SERVICES**

WHEREAS, the City of Beacon seeks to contract for engineering services for a four-year term, running from January 1, 2024 – December 31, 2027; and

WHEREAS, Lanc & Tully Engineering and Surveying, P.C. (Lanc & Tully) provides the above services and is willing and able to extend the same to the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the City Administrator to execute an agreement with Lanc & Tully for engineering services for January 1, 2024 – December 31, 2027, serving at the pleasure of the City Mayor and subject to approval by the City Attorney as to form and substance.

BE IT FURTHER RESOLVED, that City Administrator is hereby authorized to execute any extensions or amendments to this Agreement subject to review and approval by the City Attorney as to form and substance.

Resolution No. 7 of 2024			Date: January 8, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 8 - Authorizing the City Administrator to Execute an Agreement with Keane & Beane, P.C. for Legal Services

ATTACHMENTS

Resolution Authorizing the City Administrator to Execute an Agreement with Keane & Beane, P.C.

Keane & Beane, P.C. Proposal for Legal Services



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 8 OF 2024

**AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH
KEANE & BEANE, P.C. FOR LEGAL SERVICES**

WHEREAS, the City of Beacon seeks to contract for legal services for a four-year term, running from January 1, 2024 – December 31, 2027; and

WHEREAS, Keane & Beane, P.C. (Keane & Beane) provides the above services and is willing and able to extend the same to the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the City Administrator to execute an agreement with Keane & Beane for legal services January 1, 2024 – December 31, 2027, serving at the pleasure of the City Mayor; and

BE IT FURTHER RESOLVED, that City Administrator is hereby authorized to execute any extensions or amendments to this Agreement subject to review and approval by the City Mayor as to form and substance.

Resolution No. 8 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
60 East 42nd Street
New York, NY 10165
Phone 646.794.5747

January 3, 2024

VIA E-MAIL

Mayor Lee Kyriacou
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: Legal Services; Keane & Beane, P.C.
City of Beacon City Attorney Retainer

Dear Lee:

I write to confirm the terms of our firm's provision of legal services to the City of Beacon as the City Attorney. In accordance with Section 4.1 of the City Charter, our appointment as City Attorney is for a four (4) year term. The firm, however, serves at the pleasure of the Mayor and this Agreement can be terminated at any time for any reason. As discussed, our firm will carry-over the basic terms of the City's 2023 retainer for general municipal legal services at a fixed monthly retainer of \$16,100.00 for such general municipal services, including meeting attendance. We will charge on an hourly basis using a discounted blended rate of \$235.00 for special projects and litigation. We will charge on an hourly basis using a rate of \$250.00 for associates and \$285.00 for partners for review of land use matters. We will also provide general municipal labor services (analysis of current contracts, drafting of policies, general advice on personnel matters, as some examples) as detailed below, within the monthly retainer. We will represent the City in traffic court matters within a separate monthly retainer of \$2,000.00. We understand any future rate increases would be considered and authorized when the Council approves its annual budget.

General Retainer

For general municipal services, we will provide advice and counseling on the full range of municipal issues that will arise from time to time for a fixed annual charge to be paid in equal monthly installments billed the first of each month after the services are rendered. It is agreed that the firm is expected to provide approximately eighty (80) hours of legal services a month. The parties reserve the right to modify this retainer agreement in the event of material deviation from providing an average of eighty (80) hours a month. Among other things, the retainer will cover attendance at all City Council meetings, In Rem proceedings, labor advice, meeting with City staff

Mayor Lee Kyriacou
January 3, 2024
Page 2

at City Hall, consultation, advice, opinions on questions presented by City officials, review and preparation as necessary of routine City contracts, resolutions and other actions, and the like.

Special Projects, Labor & Litigation

For special projects which you agree in writing are to be billed outside of the general retainer, Labor (arbitration, mediation, fact finding, labor litigation, disciplinary proceedings and the like) and litigation, we will charge \$235.00 per hour for our services on a straight hourly basis at a blended rate, regardless of the attorney performing the work. **We will obtain written approval from the City Administrator before working on matters outside the retainer so that Keane & Beane, P.C. and the City agree on what work is outside of the monthly retainer.** We will render bills on the first day of each month for work done the prior month.

Litigation consists of any matter that is commenced by a formal court or arbitration notice, such as a Summons, Complaint, Petition, Notice of Petition, or Notice of Claim. In contrast, general advice on possible litigation prior to commencement of a proceeding or receipt of such notice will fall under the general municipal retainer.

Special projects consist of major City endeavors that are not typically done. This category includes matters such as special district formation and extension, land acquisition and disposition, complex contract work, preparation of complex legislation, major rezoning or comprehensive plan revisions, and the like. In contrast, advice to officials, standard vendor contract preparation and review, and drafting of routine legislation would be general retainer work.

We do not charge for travel time to attend meetings at City Hall. Travel time to other locations during business hours will be billed as though travelled from our Fishkill office, unless the actual starting point is closer to the destination. For example, if a meeting is scheduled with NYSDEC in New Paltz, travel time would be billed from City Hall or from a closer distance if such be the case.

Land Use Applications

For review of land use applications our firm will charge the City at a rate of \$250.00 per hour for associates and \$285.00 per hour for partners. We will bill in each instance on the first day of each month for work done in the prior month.

Mayor Lee Kyriacou

January 3, 2024

Page 3

The City has authority to require land use applicants to reimburse the City's legal fees for State Environmental Quality Review Act reviews under New York State Environmental Conservation Law § 8-109(7)(a) and for special permit and other land use reviews under New York State Municipal Home Rule Law § 10 and § 22, the New York State General City Law and the City Code, so long as the fees are reasonable and necessary and incurred in connection with the City's examination and action on the applicant's project. Thus, review of an applicant's documents and submissions for compliance with law or approval requirements will be reimbursable and billed at full rates. Conversely, enforcement or Article 78 review proceedings will not be reimbursable, and they will, upon approval from the City Administrator, be charged to the City at the discounted rate set forth above depending on their nature.

We look forward to continuing our work with the City.

Very truly yours,



Nicholas M. Ward-Willis

NMW/sj

ecc: Chris White, City Administrator

ACKNOWLEDGED AND AGREED TO BY:

By: _____
Chris White, City Administrator

Dated: _____

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 9 - Authorizing the City Administrator to Execute an Agreement with Faye Leone to serve as Climate Smart Coordinator

ATTACHMENTS

[Resolution Authorizing the City Administrator to Execute an Agreement with Faye Leone](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 9 OF 2024

**AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH
FAYE LEONE TO SERVE AS CLIMATE SMART COORDINATOR**

WHEREAS, the City of Beacon seeks to contract with an individual to serve as the City's Climate Smart Coordinator for a four-year term, running from January 1, 2024 – December 31, 2027; and

WHEREAS, Faye Leone provides the above services and is willing and able to extend the same to the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the City Administrator to execute an agreement with Faye Leone to serve as Climate Smart Coordinator for January 1, 2024 – December 31, 2027, serving at the pleasure of the City Mayor and subject to approval by the City Attorney as to form and substance.

BE IT FURTHER RESOLVED, that City Administrator is hereby authorized to execute any extensions or amendments to this Agreement subject to review and approval by the City Attorney as to form and substance.

Resolution No. 9 of 2024			Date: January 8, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 10 - Appointing Rebecca Mensch to the Position of Assistant City Court Judge

ATTACHMENTS

[Judge Rebecca Mensch Letter for Appointment to the Position of Assistant City Court Judge](#)

[Resolution Appointing Rebecca Mensch as Assistant City Court Judge](#)

Rebecca S. Mensch, Esq.



December 12, 2023

Mayor Lee Kyriacou
City of Beacon
One Municipal Plaza
Beacon, New York 12508

RE: Reappointment as Assistant City Judge

Dear Mayor Kyriacou,

As you know, my current six (6) year appointment as Assistant City Court Judge for the City of Beacon expires at the end of this year, December 31, 2023. I am writing to inform you that I remain seriously committed to continuing to serve the City of Beacon in this capacity and respectfully request that you reappoint me pursuant to the Uniform City Court Act Section 2104 for another six (6) year term, with the consent of the City Council.

I was first appointed to this position by Mayor Clara Lou Gould to fill the balance of Judge Julius Boccia's term beginning in 2001. I was then reappointed in 2006 by Mayor Clara Lou Gould and again by Mayor Randy Casale in 2012 and 2018, all with the Council's Consent. A lifelong resident of Beacon, I am privileged to be of service to this City and believe I have been an asset to the Court and this community for the past 22 plus years. I possess the legal knowledge and the temperament for this judicial seat and I would welcome the opportunity to extend my tenure, here, in this great city.

I have enclosed copies of this letter for distribution to the Council members and request that the matter be placed on the agenda for your first meeting in January 2024.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rebecca S. Mensch".

Rebecca S. Mensch

cc: City Council Members
City Administrator, Chris White



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 10 OF 2024

APPOINTING REBECCA MENSCH AS ASSISTANT CITY COURT JUDGE

WHEREAS, pursuant to NYS Uniform City Court Act Section 2104(d) and (e)(1)(i), the Mayor is authorized to appoint one (1) part-time judge to the City of Beacon City Court.

BE IT RESOLVED THAT that the Mayor hereby appoints and the City Council approves the appointment of Rebecca Mensch to the Position of Assistant City Court Judge, for a six-year term which will end on December 31, 2029.

Resolution No. 10 of 2024			Date: January 8, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 11 - Appointing Jackson Heichel to the Position of Municipal Secretary

ATTACHMENTS

Building Inspector Memorandum for the Appointment of Jackson Heichel to the Position of Municipal Secretary

Jackson Heichel Resume

Resolution Appointing Jackson Heichel to the Position of Municipal Secretary



CITY OF BEACON New York Building Department

*Bruce Flower
Building Inspector*

845-838-5020
Email: bflower@beaconny.gov

To: Christopher White, City Administrator
From: Bruce Flower, Building Inspector
Re Appointment of Jackson Heichel to Municipal Secretary
Date: January 2, 2024

Please accept this recommendation to appoint Jackson Heichel to the position of Municipal Secretary for the Building Department.

Currently, the Building Department is recruiting for Municipal Secretary due to Jamie Mesnick transferring to the Highway Department. The position was posted externally by the Human Resource Department and had an overwhelming response from applicants. After interviewing several qualified applicants, Jackson Heichel is best suited for the position.

Mr. Heichel has a Bachelor Degree from the University of Maine with a major in English, and currently holds the position of a legal assistant with a Law Office. Mr. Heichel has previous experience as an assistant psychologist and worked as a social work intern for an Elder Care Facility in Westchester. Mr. Heichel has experience using databases, strong communications background, and working with all levels of clientele, which is the best fit for this current role.

Should Mr. Heichel be appointed by City Council on January 8, 2024, he will be available to start on January 16, 2024.

Jackson Heichel

Education

HENDRICK HUDSON HIGH SCHOOL

- Graduated Spring 2017

HUNTER COLLEGE

- Major: English
- Transferred Fall 2019

UNIVERSITY OF MAINE

- Major: English
- Minor: Medieval and Renaissance Studies
- Graduated: Fall 2021

Languages

ENGLISH

- Native Language

ITALIAN

- Studied for years in school and independently, not fluent but some proficiency

Skills & Abilities

MANAGEMENT

- Worked in a field that required the managing of large groups of people and designing activities to keep large groups occupied.

COMMUNICATION & LEADERSHIP

- I was frequently called upon to mediate discussions and lead group activities designed to help improve both my and others communication skills.
- Worked in a position that required me to work with various other people through phone conversations and email, including defendants in legal cases, opposing attorneys, and attorneys of counsel, as well as clients.

ONE-ON-ONE COUNSELING AND ADVOCATING

- In my social work internship, I was tasked with the counseling of clients and advocating for them in various forms if I felt the need was there.

INVESTIGATIVE EXPERIENCE

- Through education in the fields of literature and history, I have gained excellent skills in researching topics of all types through print media, digital libraries, and various search engines.

WRITING EXPERIENCE

- In my work at the University of Maine in the English major, I have a decent experience in writing in an academic and professional setting, as well as writing in a creative discipline.
- I have spent my entire life writing creatively, and have strong skills in the areas of narrative writing and writing dialogue.

PEOPLE SKILLS

- I have experience in working with people, both easy to work with and difficult, through my job experience and in my studies at the University of Maine.

PHOTOGRAPHY SKILLS

- I have experience in photography, including an award for photography in a national competition when in high school.

PHOTO EDITING AND DIGITAL ART EXPERIENCE

- I have experience in photo editing and digital art softwares, including Adobe Photoshop and Lightroom.

INVESTIGATIVE EXPERIENCE

- Through my work at ESPC Law Offices, I have worked extensively to provide skiptracing for places of employment and residential addresses for defendants, both through means of online databases and social media research.

PROFICIENCY IN MICROSOFT OFFICE

- I am proficient in the Microsoft Office suite.

Experience

ASSISTANT PSYCHOLOGIST | GRAND STREET PSYCHOLOGY CENTER | APRIL 2016-AUGUST 2017

- As an Assistant Psychologist at the Grand Street Psychology Center, I lead group therapy sessions. In this position, I was expected to settle disputes, help children and teenagers to learn to settle disputes, help children and teenagers to learn social skills, help teenagers work through relationship problems. I learned skills such as peer mediation, conflict resolution, drug and alcohol prevention strategies and peer pressure prevention strategies and helping people with social issues learn social skills.

SOCIAL WORK INTERN | CABRINI OF WESTCHESTER | JANUARY 2017-JUNE 2017

- I had a social work internship at an Elder Care Facility in my senior year of high school from January to June. In this position, I was expected to meet 1-on-1 with clients and discuss what issues, if any, they were having with their residences. I was then expected to advocate for them in various facilities, such as talking with doctors, pain management officials, and dining staff. I was also expected to counsel my clients if they were under emotional duress, or if they were having issues with other residents.

LEGAL ASSISTANT | ERIC STREICH, P.C. LAW OFFICES | JUNE 2022-ONGOING

- I am currently working as a legal assistant at the law offices of Eric Streich, P.C., which specializes in debt collection. In this position, I worked as an assistant for legal matters, preparing documents to go to court and to other lawyers and defendants, a secretary who took care of all office matters, including billing, filing, and keeping track of office supplies, and as an investigator, working to provide employment and address skiptracing through various means including tax record searching and social media investigation.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 11 OF 2024

APPOINTING JACKSON HEICHEL TO THE POSITION OF MUNICIPAL SECRETARY

WHEREAS, there is currently a vacancy for the position of Municipal Secretary; and

WHEREAS, Jackson Heichel meets the qualifications for the position of Municipal Secretary and is recommended for appointment to the position by the Building Inspector.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Jackson Heichel to the position of Municipal Secretary.

Resolution No. 11 of 2024			Date: January 8, 2024				
☐ Amendments			☐ 2/3 Required				
☐ Not on roll call.			☐ On roll call				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 12 - Appointing Leonard Warner to the Planning Board

ATTACHMENTS

[Leonard Warner Committee Application](#)

[Leonard Warner Resume](#)

[Resolution Approving the Appointment of Leonard Warner to the Planning Board](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Leonard (Len) Warner
Address	
Phone Number	
Alternate Phone	
Email Address	
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☒ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	
Occupation	Environmental Engineer
Employer	WSP USA Solutions Inc.
Work Address	
Work Phone	

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Former stained glass glazier at Ann Arbor Glassworks (1985-88), historic preservation, music, literature, art and architecture...

Areas of Expertise
(business & civic)

Served on City of Beacon Planning Board 2020-23. Environmental engineer, my work experience often involves providing community inv

Reference

Reference Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email Address

[Redacted]

Relationship

[Redacted]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Leonard J. Warner

Date: 12/23/2023

LEN WARNER

Senior Vice President, WSP USA Solutions Inc.

Years with WSP

32

Years total

33

CONTACT INFORMATION



PROFESSIONAL CAREER SUMMARY

Len Warner is an environmental engineer and project manager with more than 33 years of experience in the characterization and remediation of contaminated sites. He is responsible for the management of Remedial Investigation/Feasibility Study (RI/FS) and Remedial Design (RD) oversight efforts at several complex, contaminated sediment mega-sites in the northeastern U.S. His areas of expertise include the design and execution of environmental field investigations, evaluation and presentation of resultant data, and the identification and evaluation of remedial alternatives. Len is experienced in working with multiple, diverse stakeholders in both project lead and potentially responsible party oversight roles.

EDUCATION

BSE, Aerospace Engineering, University of Michigan, Ann Arbor

VOLUNTEER ACTIVITIES

Bannerman Castle Trust, Inc.: Len currently serves as Board president for the Bannerman Castle Trust, Inc. (BCT), which is the official New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) 'friends group' dedicated to the preservation of Bannerman Castle on Pollepel Island in the Hudson River. Len has volunteered for the BCT since approximately 1993 and previously served as Board Secretary and Vice President. As part of his volunteer activities for the BCT, Len prepared the permit documents for the floating dock facility to facilitate public tour boat and kayak access to Pollepel Island. Len managed the procurement and coordination of a preservation architect and restoration contractor to facilitate the stabilization and renovation of the former Bannerman Residence (the smaller castle on the west side of Pollepel Island), utilizing funds obtained via a New York State Environmental Protection Fund grant, and prepared the associated project progress and budget reports for NYSOPRHP. Len regularly assists BCT with the preparation of grant applications, attends regular board meetings, and assists with the planning and oversight of trail and structure maintenance projects on Pollepel Island.

City of Beacon Planning Board: Member of the Planning Board and Architectural Review Subcommittee from 2020-2023 (Len also previously served on the Fishkill Creek Committee). Len has lived with his family at 853 Wolcott Avenue in Beacon, NY since 1996 and is passionate about the preservation of Beacon's historic Main Street and the unique character of the diverse neighborhoods and stunningly beautiful natural resources that permeate and surround the City, including the City parks, Fishkill Creek, Hudson River and Mount Beacon ridgeline. If selected to serve another term on the Planning Board, his goal is to encourage more incisive, consistent public involvement and to encourage applicants to strive for the highest quality designs for their proposed projects via well-considered comments, questions, and research on matters before the Board.

LEN WARNER

Senior Vice President, WSP USA Solutions Inc.

RECENT WSP PROJECT EXPERIENCE

- **US Army Corps of Engineers - Kansas City District ID/IQ Contract HTRW Assignments:** project manager providing oversight services for various EPA Region 2 Superfund projects. Len was accountable for monitoring project scope and schedule requirements, tracking and reporting on budget status, organizing and committing WSP technical staff to complete project tasks, interacting with USACE and EPA project managers to report project status and resolve issues, conducting quality control reviews of WSP deliverables (primarily review comments and supporting technical memoranda and exhibits), and assisting with stakeholder review and resolution of comments and technical questions, as requested by USACE and EPA.
 - **Riverside Industrial Park Superfund Site RI/FS Oversight, Newark, New Jersey:** project manager for oversight of a Potentially Responsible Party- (PRP) lead RI/FS and delivery of technical support to EPA Region 2 for development of the Community Involvement Plan (CIP), Proposed Plan and Record of Decision (ROD) for former lead paint manufacturing plant on the shore of the Lower Passaic River. Len researched historical information on the manufacturing and waste handling practices of the former Patton Paint factory that was incorporated into EPA's Superfund enforcement negotiations. When the PRP initiated a dispute resolution process against EPA Region 2, the WSP project team was able to complete the FS Report (at EPA's request) in approximately one week and facilitate the release of the Proposed Plan. WSP provided technical support to EPA during the dispute resolution meetings and concluded its task order services following publication of the ROD.
 - **Newark Bay Study Area (NBSA) RI/FS Oversight, Newark, New Jersey:** project manager for oversight of PRP-lead RI/FS for OU3 of the Diamond Alkali Superfund Site. Len's role as PM stretches back over a series of consecutive task orders on this project to 2005. Since that time, Len and other key members of the WSP Team have supported USACE and EPA Region 2 in the negotiation of the RI sediment, water column and biota field investigations; field oversight and split sample collection and analysis; preparation of split sample data comparison reports; review and comment on numerous RI field and data reports; and review and comment on the ecological and human health risk assessments and the RI Report (each of which have been approved by EPA and published) for this large and complex sediment site. On behalf of EPA Region 2, the WSP team conducted and reported on a SEDFlume investigation of Newark Bay on an expedited schedule and the findings were subsequently incorporated into the RI. The WSP Team conducted statistical and geochemical analyses of the initial two RI sediment datasets, revealing that various subareas of Newark Bay had statistically significant differences in contaminant concentrations and discerning sediment contaminant spatial trends that were subsequently incorporated into the NBSA conceptual site model, ultimately leading the PRP to commit to design and undertake a robust surface sediment sampling program on an unbiased grid established across the Bay, prior to completing the RI. Len maintained a detailed modeling task schedule during the WSP Team's execution of the Newark Bay hydrodynamic, sediment transport, and contaminant fate and transport models for the RI baseline scenario to assist EPA to coordinate the overall RI/FS schedule with the PRP. Currently, WSP is supporting EPA in the collaborative development of the FS Report with the PRP, including the design of an interim remedy (IR) and a follow-on adaptive site management (ASM) program. Len has developed a number of technical memos and summary tables of

LEN WARNER

Senior Vice President, WSP USA Solutions Inc.

the various options for the ASM approach to support EPA decision making and is maintaining detailed minutes of the ASM working meetings on behalf of EPA. The WSP Team supported EPA's presentation of Newark Bay RI findings to the Contaminated Sediment Technical Assistance Group (CSTAG) prior to the preparation of the RI report document and has prepared materials for summary presentations of NBSA project status and findings to EPA management.

- **Universal Oil Products Superfund Site RI/FS Oversight, East Rutherford, New Jersey:** project manager for oversight of PRP-lead RI/FS of contaminated streamway and marsh (OU2) adjacent to former specialty fragrance manufacturer and waste solvent recycler. EPA requested expedited review and comment on the RI/FS deliverables for the UOP Superfund Site, such that EPA could complete the ROD and facilitate a harmonization of the remedial design tasks between the adjoining Berry's Creek Study Area and UOP sites, as requested by the PRPs. Len led the WSP project team to complete review and comment of the existing draft RI and FS reports and assisted EPA to coordinate revisions with the PRP such that both documents were finalized and published within approximately 10 months of task order award. WSP subsequently supported EPA Region 2's preparation of the Proposed Plan, arranged logistics for the Proposed Plan public meeting, and provided technical support through the development and publication of the ROD. As part of the task order, WSP also evaluated the potential for discharge of contaminated groundwater from the OU1 upland UOP site into the OU2 wetlands, and recommended a porewater passive sampler investigation be conducted by the PRP based on available groundwater data and contaminant flux calculations.
- **Berry's Creek Study Area Remedial Design Oversight, Bergen County, New Jersey:** project manager for technical review and oversight of the pre-design investigation (PDI) and sediment dredging and backfill remedial design (RD) efforts by the Berry's Creek Group (BCG) and their consultant team at the Berry's Creek Study Area (BCSA) of the Ventron/Velsicol Superfund Site. The BCSA Phase 1 RD project area consists of 87 acres of waterway along Berry's Creek and Upper Peach Island Creek (UPIC) and 28 acres of the UPIC Marsh that were impacted by releases of mercury and other contaminants. The WSP Team, many of whom had previously participated in the BCSA RI/FS oversight effort on behalf of EPA Region 2, initially reviewed the PDI and treatability study work plans and reports of findings and submitted technical comments. The WSP team subsequently reviewed and commented on the 60% RD specifications, drawings, and supporting reports and attachments (Design Report, Value Engineering Report, supporting technical calculations, and others) – a total of about 3,500 pages of material – in approximately four months. WSP delivered comments in six groups of deliverables and participated in review meetings with USACE, EPA, the PRPs and their consultants for each set of comments. WSP is currently reviewing and commenting on the draft Site Wide Performance Monitoring Work Plan and draft Marsh Demonstration Project Work Plan.
- **Universal Oil Products Superfund Site Remedial Design Oversight, East Rutherford, New Jersey:** project manager. The objective of this assignment is to conduct technical review and oversight of the groundwater discharge monitoring study, pre-design investigations (PDI) and sediment dredging and backfill remedial design (RD) efforts by the Potentially Responsible Party (PRP) and their consultant team at the UOP Superfund Site on behalf of our client, the USACE Kansas City District and their client, EPA Region 2. The UOP ROD2 Area that is the subject of this project consists of the contaminated streamway sediments of Ackermans Creek and its tributaries located to the east of the former UOP site. UOP was a

LEN WARNER

Senior Vice President, WSP USA Solutions Inc.

specialty fragrance manufacturing site and a waste solvent recycler and releases of contaminants from on-site activities led to contamination on the former upland plant site and in the adjacent wetlands. He also reviewed and contributed technical comments on the quarterly groundwater discharge monitoring data reports (results of porewater monitoring using passive samplers between the upland and wetland properties), PDI and treatability study work plans and reports of findings.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 12 OF 2024

**APPROVING THE APPOINTMENT OF
LEONARD WARNER TO THE PLANNING BOARD**

WHEREAS, Leonard Warner recently completed a term of service on the City of Beacon Planning Board; and

WHEREAS, Leonard Warner wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Leonard Warner to the Planning Board to a term set to expire on December 31, 2026.

Resolution No. 12 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 13 - Appointing Jordan Haug to the Zoning Board of Appeals

ATTACHMENTS

[Jordan Haug Committee Application](#)

[Jordan Haug Resume](#)

[Resolution Approving the Appointment of Jordan Haug to the Zoning Board of Appeals](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

Jordan Haug

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☐ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☒ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

Available for all required ZBA functions

Occupation

Attorney

Employer

Letterio & Haug, LLP

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☐ Master's Degree
- ☒ Doctorate Degree

Interest & Skills

Interest in guiding the community forward in its ever evolving nature.
Organization/meeting leadership

**Areas of Expertise
(business & civic)**

Transactional commercial and residential real estate. Development.

Reference

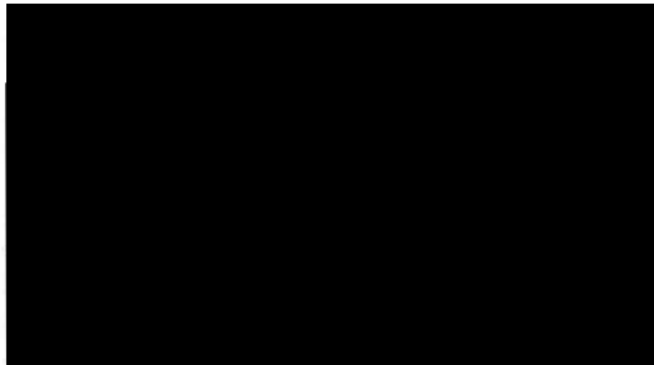
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

A blue ink handwritten signature, appearing to be 'J. [unclear]', written over a horizontal line.

Date: 11/30/2023

LETTERIO & HAUG, LLP

FIRM RESUME

- Office is physically open M-F 9-5, however Primary attorney is available via email outside of regular business hours
 - Firm closes in Dutchess, Orange, Putnam, Ulster, Northern Rockland and Northern Westchester counties.
- Firm currently represents- TEGFCU, Wells Fargo, Homestead Funding, Freedom Mortgage, QuickenLoans (wholesale), loanDepot.com, Prime Lending, United Wholesale Mortgage, Citizens Bank.
- Jordan T. Haug, Esq. Albany Law School, 2011
 - Bar Admissions
 - New York State 3rd Department, 2012
 - SDNY, 2014
 - Attorney overseeing all real estate transactons for the firm
 - Has represented multiple lenders at various local firms since pre-admission in 2011
 - Has personally closed over 9,000.00 loans during this time
 - Worked for firms that represented HVCU- largest local lender in the county.
 - Began Letterio & Haug in September, 2018



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 13 OF 2024

**APPROVING THE APPOINTMENT OF
JORDAN HAUG TO THE ZONING BOARD OF APPEALS**

WHEREAS, Jordan Haug recently completed a term of service on the City of Beacon Zoning Board of Appeals; and

WHEREAS, Jordan Haug wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Jordan Haug to the Zoning Board of Appeals to a term set to expire on December 31, 2026.

Resolution No. 13 of 2024			Date: January 8, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 14 - Appointing Judith Smith to the Zoning Board of Appeals

ATTACHMENTS

[Judith Smith Resume](#)

[Judith Smith Committee Application](#)

[Resolution Approving the Appointment of Judith Smith to the Zoning Board of Appeals](#)

Judith Smith

PROFILE

2003-Present Member City of Beacon Zoning Board of Appeals

EXPERIENCE

Working directly with public and their attorneys as Licensed Real Estate Broker since 1997, Licensed Health Insurance Broker 2009-2016 Owned Consumer Advocates Group repricing medical claims and negotiating directly with members' physicians to lower medical bills.

2015 — PRESENT JONCAR REALTY, INC.

Licensed Associate Real Estate Broker Work directly with home buyers and seller and their attorneys to initiate the selling or buying process through closing. Fiduciary responsibility to clients.

2009 — 2015 Co-Owner, Consumer Advocate Group **Insurance Code Repricing. Negotiating with Providers**

Licensed New York State Health and Accident Insurance Broker
Helped under-insured Individuals negotiate their medical bills with their medical providers. Repriced insurance claims to lower them to levels insurance companies approved.

1997 — 2009. Berkshire-Hathaway Home Services

Licensed Real Estate Salesperson, Licensed Real Estate Broker Specializing in New Construction sites. Represented buyers and builders on site overseeing transactions from start to closing.

Broward Community College, Boca Raton, FL
Associates Degree 1980 Liberal Arts

REFERENCES

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Judith C. Smith
Address	REDACTED
Phone Number	REDACTED
Alternate Phone	REDACTED
Email Address	REDACTED
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☒ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	Open
Occupation	Real Estate Broker
Employer	JonCar Realty, Inc
Work Address	REDACTED
Work Phone	REDACTED

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☒ Associates Degree
- ☐ Bachelor's Degree
- ☐ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

Real Estate, Negotiations

**Areas of Expertise
(business & civic)**

ZBA x20 years, city development

Reference

Reference Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email Address

[Redacted]

Relationship

[Redacted]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____



Date: _____

12/1/23



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 14 OF 2024

**APPROVING THE APPOINTMENT OF
JUDITH SMITH TO THE ZONING BOARD OF APPEALS**

WHEREAS, Judith Smith recently completed a term of service on the City of Beacon Zoning Board of Appeals; and

WHEREAS, Judith Smith wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Judith Smith to the Zoning Board of Appeals to a term set to expire on December 31, 2026.

Resolution No. 14 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 15 - Appointing John Berry to the Board of Assessment Review

ATTACHMENTS

Secretary to the Mayor Memorandum Regarding the Proposed Reappointment of John Berry

Resolution Approving the Appointment of John Berry to the Board of Assessment Review

CITY OF BEACON

Office of the Mayor

One Municipal Plaza
Beacon, New York 12508
845-838-5010 - Office
845-838-5012 - Fax



www.cityofbeacon.org

Date: January 3, 2024

To: Mayor Kyriacou and City Councilmembers

Re: Proposed Reappointment of John Berry to the Board of Assessment Review

Dear Mayor and Councilmembers:

I am writing to provide some background information on and context to the Mayor's proposed reappointment of Mr. John Berry to the Board of Assessment Review.

Mr. Berry is a resident of the City of Beacon and is currently retired. He has a lengthy background of community service to Beacon, specifically in previously having served as a pack leader for a local Boy Scout Troop, previously having served as Chair of the Beacon Democratic Committee, running for Mayor in 2003, and by currently continuing his long-standing service on Beacon's Board of Assessment Review

I hope that the above provides context for and otherwise aids in your discussion regarding the proposed Reappointment.

Sincerely,

Benjamin Swanson
Secretary to the City Mayor
Beacon, NY
845-838-5010



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 15 OF 2024

**APPROVING THE APPOINTMENT OF
JOHN BERRY TO THE BOARD OF ASSESSMENT REVIEW**

WHEREAS, John Berry recently completed a term of service on the City of Beacon Board of Assessment Review; and

WHEREAS, John Berry wishes to serve a further term beginning October of 2023, ending in September of 2028 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, John Berry to the Board of Assessment Review to a term set to begin October 2023 and to expire in September 2028.

Resolution No. 15 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 16 - Appointing Thomas Wright to the Conservation Advisory Committee

ATTACHMENTS

[Thomas Wright Committee Application](#)

[Thomas Wright Resume](#)

[Resolution Approving the Appointment of Thomas Wright to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	THOMAS WRIGHT
Address	REDACTED
Phone Number	REDACTED
Alternate Phone	REDACTED
Email Address	REDACTED
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☒ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	4-6
Occupation	DESIGNER
Employer	ATLAS INDUSTRIES
Work Address	REDACTED
Work Phone	REDACTED

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☒ Bachelor's Degree
- ☐ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

DECARBONIZATION

**Areas of Expertise
(business & civic)**

DESIGN, COMMUNICATION

Reference

Reference Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email Address

[REDACTED]

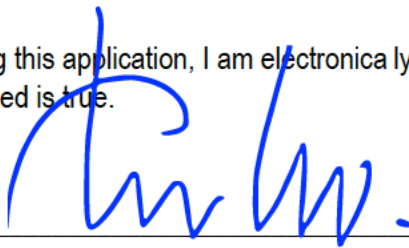
Relationship

[REDACTED]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature:



Date: 12/1/2023

Thomas Wright



SUMMARY

Trained as an architect, I have spent over 30 years, honing and applying my creative problem-solving skills to the design, construction, and manufacturing industries. I have extensive project management experience earned both from design commissions, development projects, and from providing leadership to staff. I am actively engaged in my community, focusing on urban revitalization, decarbonization, and public trail development.

PROFESSIONAL EXPERIENCE

Atlas Industries Co-Founder, Co-President, Principal Designer. 1993-present

Created and managed this multidisciplinary design and manufacturing firm, internationally recognized for its architectural and furniture design.

Schwartz and Architecture Senior Architectural Designer and Project Manager. 2003-2005

Worked directly with the principal architect and supervised junior associates for this award-winning San Francisco, CA Architecture Firm.

Atlas Studios Co-Founder, Co-President. 2012-present

Restored a historic industrial building and developed a community of over 40 creative businesses which has become an anchor for Newburgh, NY revitalization.

COMMUNITY ENGAGEMENT

Beacon Greenway Committee Co-Founder and Member. 2010-present, Committee Chair 2016-present.

Founded and led this trail planning and advisory committee, instrumental in the development and realization of Beacon's flagship Fishkill Creek Trail and Beacon Hudson River Trail.

Beacon Conservation Advisory Committee Member. 2022-present

Leader of the CLCPA working group advising the City on climate crisis mitigation strategies. Advocate for accelerated decarbonization and electrification efforts in the City of Beacon.

Beacon Climate Action Now Member. 2022-present

Worked with a small team of founders and city council members to draft legislation and craft strategy for a successful building electrification campaign in Beacon, NY.

Skills

Fluent in office workflow platforms such as Google/Microsoft Office Suites, and design software such as AutoCAD and Adobe Creative Cloud. Mastery in all aspects of construction, woodworking, and metal fabrication. Excellent written and verbal communication skills.

Education

BA Architecture U.C. Berkeley, 1991



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 16 OF 2024

**APPROVING THE APPOINTMENT OF
THOMAS WRIGHT TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Thomas Wright recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Thomas Wright wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Thomas Wright to the Conservation Advisory Committee to a term set to expire on December 31, 2025.

Resolution No. 16 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 17 - Appointing Marisa Lomonaco to the Conservation Advisory Committee

ATTACHMENTS

[Marisa Lomonaco Committee Application](#)

[Marisa Lomonaco Resume](#)

[Resolution Approving the Appointment of Marisa Lomonaco to the Conservation Advisory Committee](#)



CITY OF BEACON

COMMITTEE APPLICATION

Name

Marisa Lomonaco

Address

39 Madison Ave, Beacon NY 12508

Phone Number

8454765676

Email

mlomonaco@beaconny.gov

Committee(s) Of Interest

Conservation Advisory Committee

Education Experience

Ithaca College, BFA 2001-2005

Interests & Skills

Design, Art & Architecture, Landscaping, Construction, Sustainable Manufacturing



CITY OF BEACON

COMMITTEE APPLICATION

Areas of Expertise (business, civic, and certifications)

Small business management, design, web development, construction management, project management, Manufacturing.

Reference Name

JEFFREY DOMANSKI

Reference Email

jdomanski@beaconny.gov

Reference Phone Number

6464831338

Reference Relationship

Collaborator

Digital Signature

Marisa Lomonaco

MARISA LOMONACO



OBJECTIVE

My objective is to help our city become more sustainable and to assist the CAC as a member of the business community of Beacon.

SKILLS

Digital marketing, website development, design, organization and project management

WORK EXPERIENCE

Operating Officer | Hudson Valley Brewery | 2017 - present
Responsible for overseeing marketing, human resources, administration, special projects and programs.

Marketing Director | Niche Modern | 2013 - 2016
Led a team of four employees in digital marketing, website development, email marketing strategies, content development, social media and design.

Project Manager | Tallix Fine Art Foundry | 2006 - 2016
Management of architectural and sculptural projects from conception through installation.

EDUCATION

BFA | 2006 | Ithaca College



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 17 OF 2024

**APPROVING THE APPOINTMENT OF
MARISA LOMONACO TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Marisa Lomonaco recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Marisa Lomonaco wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Marisa Lomonaco to the Conservation Advisory Committee to a term set to expire on December 31, 2025.

Resolution No. 17 of 2024			Date: January 8, 2024				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 18 - Appointing Ethan Skuches to the Tree Advisory Committee

ATTACHMENTS

[Ethan Skuches Committee Application](#)

[Ethan Skuches Resume](#)

[Resolution Approving the Appointment of Ethan Skuches to the Tree Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Ethan Skuches
Address	REDACTED
Phone Number	REDACTED
Alternate Phone	
Email Address	REDACTED
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☒ Other Tree Committee
Available number of Hours per week (for Committee work)	5
Occupation	Vassar- Kenauk Conservation Fellowship
Employer	Vassar College- The Preserve at Vassar
Work Address	REDACTED
Work Phone	

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Forest ecology, species biodiversity, conservation science, etc.

Areas of Expertise
(business & civic)

Plant identification, native vs invasive identification, excel.

Reference

Reference Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email Address

[Redacted]

Relationship

[Redacted]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

Date: _____

Ethan Skuches

he/him

EDUCATION

Vassar College, Poughkeepsie, NY

Graduated May 2022

Bachelors of Arts in Environmental Studies, Departmental Honors

Senior Thesis: "Identifying Opportunities and Pathways to Increase Carbon Sequestration through Reforestation on the Vassar Ecological Preserve" Advisors: Margaret Ronsheim, Keri VanCamp

Developed a management plan for increased carbon sequestration and more resilient native plant communities through restoration work on the Vassar Preserve. Quantified and mapped tree carbon sequestration on the Preserve based on calculations derived from diameter at breast height measurements.

WORK EXPERIENCE

Vassar-Kenauk Conservation Fellow, The Preserve at Vassar

May 2023- Present

- Bridging the Kenauk Institute in Montebello, Canada, and the Preserve at Vassar to create cohesion between the two through environmental education programming and environmental research.

Arborist, Arcadis U.S.

October 2022- May 2023

- Overseeing contracts by the New York City Parks Department for street tree planting and natural resource management.
- Conducting tree inspections on New York City street trees. Inspecting trees for health issues ranging from root to crown.

Forest Monitoring Technician, The Schoodic Institute/ National Park Service

May 2022- September 2022

- Resampling 200 forest plots across 20 different National Park/ National Historic Parks sites from Virginia to Maine.
- Monitoring tree bole, crown, and foliage health, with specific attention to tree pests and diseases such as beech bark/ leaf disease, emerald ash borer, hemlock wooly adelgid, Asian longhorn beetle, and more.
- Identifying and collecting data on herbaceous, shrubby, and woody plants in a variety of habitats ranging from boreal to oak-hickory forests.
- Monitoring for emerging invasive vegetation and insects in National Park sites.

Invasive Species Management Team Leader, Vassar Preserve

September 2020- May 2022

- Using manual removal techniques to contain invasive vines *Ampelopsis brevipedunculata* and *Celastrus orbiculatus*, as well as other invasive plant species such as *Lonicera morrowii* and *L. maackii*.
- Clearing invasive species dominated canopy gaps and replanting these cleared gaps with native tree species to support regeneration.
- Assisting in general tree plantings around the Preserve to support forest health and working with New York State DEC programs to obtain saplings for plantings.
- Organizing and coordinating volunteers to assist in invasive removal and tree plantings.
- Leading tours of the Preserve for the Poughkeepsie community, Vassar families and Vassar alumnae/ donors.

SKILLS

Certifications: Red Cross CPR/AED, First- Aid, Lifeguard

Computer: Proficient in Excel and ArcGIS Pro

Native and Invasive Plant Identification

REFERENCE

[Redacted Reference Information]



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 18 OF 2024

**APPROVING THE APPOINTMENT OF
ETHAN SKUCHES TO THE TREE ADVISORY COMMITTEE**

WHEREAS, Ethan Skuches recently completed a term of service on the City of Beacon Tree Advisory Committee; and

WHEREAS, Ethan Skuches wishes to serve a further term beginning in 2024 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Ethan Skuches to the Tree Advisory Committee to a term set to expire on December 31, 2025.

Resolution No. 18 of 2024			Date: January 8, 2024				
☐ Amendments			☐ 2/3 Required				
☐ Not on roll call.			☐ On roll call				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/08/2024

Title:

Resolution No. 19 - Opposing Delivery Rate Increases by Central Hudson Gas & Electric Corp.

ATTACHMENTS

[Resolution Opposing Delivery Rate Increases by Central Hudson Gas & Electric](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 19 OF 2024

**OPPOSING DELIVERY RATE INCREASES BY
CENTRAL HUDSON GAS & ELECTRIC CORPORATION**

WHEREAS, Central Hudson Gas & Electric Corporation (“Central Hudson”) is a regulated transmission and distribution utility serving approximately 309,000 electric customers and 84,000 gas customers in the Mid-Hudson Region, including the City of Beacon; and

WHEREAS, Central Hudson requested approval has applied to the New York State Public Service Commission (“PSC”) for approval to increase significantly its electricity and natural gas delivery rates on July 1, 2024; and

WHEREAS, the proposed rate increase for electric delivery charges would result in an estimated increase of \$30.12 (31.9% increase on the delivery bill, or 16.4% increase on the total bill) for an average residential customer using 660 kWh per month; and

WHEREAS, the proposed rate increase for natural gas delivery charges would result in an increase of \$30.13 (29.2% increase on the delivery bill, or 19.0% increase on the total bill) for an average residential customer using 780 Ccf per year; and

WHEREAS, Central Hudson’s proposed increases would place an undue financial burden on residents, especially those with fixed or limited incomes, as well as on our community’s small business community and local governments throughout the region, including Beacon; and

WHEREAS, increases in utility rates also place an additional financial burden on the community’s taxpayers as the City’s own facilities are served by Central Hudson.

NOW, THEREFORE BE IT RESOLVED, that the City of Beacon City Council does hereby oppose the rate increases for delivery of electricity and natural gas for which Central Hudson Gas & Electric Corporation has applied; and

BE IT FURTHER RESOLVED that certified copies of the Resolution shall be delivered by the City Clerk to the Hon. Michelle L. Phillips, Secretary, New York State Public Service Commission.

Resolution No. 19 of 2024			Date: January 8, 2024				
☐ Amendments			☐ 2/3 Required				
☐ Not on roll call.			☐ On roll call				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/08/2024

Title:

December 18, 2023 Minutes

ATTACHMENTS

[December 18, 2023 Minutes](#)



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember George Mansfield, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Justice McCray, Ward 2
Councilmember Wren Longno, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

December 18, 2023
7:00 PM
Draft
City Council
Minutes

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

<https://vimeo.com/user1296488>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou

Councilmember George Mansfield, At Large

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Justice McCray, Ward Two

Councilmember Wren Longno, Ward Three

Councilmember Dan Aymar-Blair, Ward Four

Also Present

Christopher White, City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Honoring of Outgoing Councilmembers: George Mansfield \(At-Large\) and Justice McCray \(Ward 2\)](#)

Public Comment

Public Hearings

[Public Hearing for a Proposed Local Law to Amend the Zoning Code Concerning Parking Requirements \(to be Adjourned\)](#)

Motion to adjourn the public hearing to January 22, 2024 by Councilmember Longno.

Second by Councilmember Mansfield.

Motion Passes 7 – 0.

[Public Hearing for a Proposed Local Law to amend the City Charter Concerning Compensation](#)

Motion to close the public hearing by Councilmember Aymar-Blair.

Second by Councilmember Rhodes.

Motion Passes 7 – 0.

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 132 - Authorizing the City Administrator to Execute a Memorandum of Agreement with Civil Service Employees Association, Inc.](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Longno.

Motion passes 7 – 0.

2. [Resolution No. 133 - Authorizing the City Administrator to Execute a Memorandum of Agreement with International Association of Firefighters](#)

Motion to pass the resolution by Councilmember Longno.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

3. [Resolution No. 134 - Authorizing the City Administrator to Execute a Memorandum of Agreement with Patrolmen's Benevolent Association](#)

Motion to pass the resolution by Councilmember Mansfield.

Second by Councilmember Rhodes.

Motion passes 5 – 2. Councilmembers McCray and Wake abstained from the vote.

4. [Resolution No. 135 - Authorizing the City Administrator to Execute an Agreement with Brown & Brown, Inc. for NYMIR Insurance Services](#)

Motion to pass the resolution by Councilmember Longno.

Second by Councilmember McCray.

Motion passes 7 – 0.

5. [Resolution No. 136 - Adopting Local Law No. 8 of 2023 to Amend the City Charter Concerning Compensation](#)

Motion to pass amend Local Law No. 8 to take effect on January 1, 2026 by Councilmember Aymar-Blair.

Second by Councilmember Wake.

Motion passes 6 – 1. Councilmember McCray voted against the amendment.

Motion to pass the resolution, as amended, by Councilmember Longno.

Second by Councilmember McCray.

Motion passes 6 – 1. Mayor Kyriacou voted against the resolution.

6. [Resolution No. 137 - Approving ENEL North America, Inc. 2023 Tax Certiorari Settlement](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember McCray.

Motion passes 7 – 0.

7. [Resolution No. 138 - Urging Governor Kathy Hochul to Sign Bill No. S1163A/A7691 to Establish the New York State Community Commission on Reparation Remedies](#)

Motion to pass the resolution by Councilmember McCray.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

Approval of Minutes

1. [December 11, 2023 Minutes](#)

Motion to approve the minutes, as corrected, by Councilmember Rhodes.

Second by Councilmember McCray.

Motion passes 7 – 0.

Public Comment - Second Opportunity

Adjournment

Motion to adjourn by Councilmember McCray.

Second by Councilmember Mansfield.

Motion passes 7 – 0.