



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 George Mansfield, Ward 4
City Administrator Chris White

**May 27, 2025
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. [Presentation of the Proposed 2026-2030 Capital Program](#)
2. [Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon](#)
3. [Proposed Local Law Concerning Parking, Standing, and Stopping](#)
4. [Appointment of Justine Bienkowski to the Tree Advisory Committee](#)
5. [Appointment of Brian Donnelly to the Tree Advisory Committee](#)

Announcement of Next Meeting: June 2, 2025 at 7:00 p.m.

City of Beacon City Council Agenda
05/27/2025

Title:

Presentation of the Proposed 2026-2030 Capital Program

ATTACHMENTS

[Draft 2026-2030 Capital Program](#)

[Draft 2026 Capital Financing Plan](#)

CITY OF BEACON

CAPITAL PROGRAM 2026-2030 (DRAFT)

	DESCRIPTION OF ITEMS	2026	2027	2028	2029	2030
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	19,150	19,530	11,920	20,320	20,730
	Self-Contained Breathing Apparatus (SCBA)				54,000	
	Chevy Tahoe	81,000				
	Chevy Tahoe		83,000			
	Ford F-150 (Hybrid or Electric)		84,340			
	Self-Contained Breathing Apparatus Cyclinders			20,000	6,800	4,200
	Ladder truck (authorized in 2025, additional funding)			195,415		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	245,000	100,000	3,461,150		
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	25,000	25,000	25,000	25,000	25,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair Stormwater Main on Depuyster (Hiddenbrook to Violet)	143,000				
	Slip Line North Elm (Wilkes to Talbot)	100,000				

CITY OF BEACON
CAPITAL PROGRAM 2026-2030 (DRAFT)

	DESCRIPTION OF ITEMS	2026	2027	2028	2029	2030
HIGHWAY DEPARTMENT						
	Skidsteer	82,000				
	Front End Loader - John Deere	166,000				
	Street Sweeper	340,000				
	Dump Truck/Plow/Sander		328,000			
	Backhoe - John Deere		180,000			
	1-Ton Dump Truck with Plow		100,000			
	1-Ton Dump Truck with Plow			100,000		
	Dump Truck/Plow/Sander			393,750		
	2027 Track Loader			350,000		
	Debris Bucket				30,000	
	2-Ton Service Truck w/Utility body				275,000	
	Dump Truck/Plow/Sander					400,000
PARKS & RECREATION DEPARTMENT						
	Memorial Park - Renovation of Southwest Corner	400,000				
	Skate Park Phase 2 & Lighting	57,500				
	Riverfront Park - Court & Parking Reconstruction		1,600,000			
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	USC- Pool Restoration - Fiberglass			210,000		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Community Center					5,250,000

CITY OF BEACON

CAPITAL PROGRAM 2026-2030 (DRAFT)

	DESCRIPTION OF ITEMS	2026	2027	2028	2029	2030
POLICE DEPARTMENT						
	Street Camera - Main Street and Tioronda Avenue	14,000				
	Communications Area Renovation	100,000				
	Women's Lockerroom Renovation	20,000				
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	80,400				
	Patrol Vehicle - Interceptor (Hybrid)	80,400				
	Unmarked Vehicle - Chevy Blazer EV	67,000				
	Unmarked Vehicle - Chevy Blazer EV	67,000				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		84,500			
	Patrol Vehicle - Interceptor (Hybrid)		84,500			
	Drone Program		60,000			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			88,600		
	Patrol Vehicle - Interceptor (Hybrid)			88,600		
	Body Worn Camera & Electronic Control Weapons				31,642	
	Patrol Vehicle - Interceptor (Hybrid)				93,000	
	Unmarked Vehicle - Interceptor (Hybrid)				66,500	
	Body Worn Camera & Electronic Control Weapons					71,281
	Patrol Vehicle - Interceptor (Hybrid)					97,700
	Unmarked Vehicle - Interceptor (Hybrid)					69,800
	Subtotal General Fund	2,869,092	3,530,512	6,303,577	1,982,262	6,688,711

CITY OF BEACON
CAPITAL PROGRAM 2026-2030 (DRAFT)

	DESCRIPTION OF ITEMS	2026	2027	2028	2029	2030
WATER FUND						
EQUIPMENT						
	Vacuum Truck	670,000				
	Ford F-150	60,000				
	1-Ton Dump Truck with Plow		90,000			
	E350 Cutaway Maintenance Truck		100,000			
	Valve Truck and Pacific Valve Operator			150,000		
	1-Ton Dump Truck with Plow			90,000		
	Meter Van (Electric)				70,000	
	Mini Excavator and Trailer				100,000	
WATER SUPPLY						
	Mt. Beacon Water Storage Tank- Construction	1,600,000				
	Rehabilitation of Cargill Water Main Engineering & Design	100,000				
	Well #1 Rebuild		250,000			
	Glendale Booster Control Upgrade			100,000		
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant	250,000				
	High Lift Pump # 4- Construction		250,000			
Subtotal Water Fund		2,680,000	690,000	340,000	170,000	-

CITY OF BEACON
CAPITAL PROGRAM 2026-2030 (DRAFT)

	DESCRIPTION OF ITEMS	2026	2027	2028	2029	2030
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Concentration Tank Refurbishing, Weir and Collection System Replacement	330,000				
	Aeration Distribution Box Concrete Repair	72,000				
	Liquid Waste Screening Equipment Upgrade	167,000				
	Aeration Tanks/Air System Replacement (Engineering/Construction)		19,200	2,603,520		
SANITARY SEWER SYSTEM						
	Monell Pump Station- Construction	400,000				
	South Ave Interceptor Engineering & Construction				30,000	200,000
Subtotal Sewer Fund		969,000	19,200	2,603,520	30,000	200,000
GRAND TOTAL		6,518,092	4,239,712	9,247,097	2,182,262	6,888,711

CITY OF BEACON 2026 CAPITAL FINANCING PLAN (DRAFT)

	RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
		TOTAL COST	FUND BALANCE	DEBT	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
GENERAL FUND								
FIRE DEPARTMENT								
	Firefighter Personal Protective Equipment	19,150	19,150					19,150
	Chevy Tahoe	81,000	81,000					81,000
								-
ROAD RECONSTRUCTION								-
	Milling & Paving Streets/Install ADA curb ramps	500,000			500,000			500,000
	Beekman Street Pedestrian & Bicycle Improvements	245,000	49,000		196,000			245,000
								-
CITY BUILDING & LOTS								-
	Parking Lot Improvements	25,000	25,000					25,000
								-
SIDEWALKS								-
	Sidewalk Improvements	250,000	82,000		168,000			250,000
								-
STORM DRAINS								-
	Repair Storm Line Main Depuyster (Hiddenbrook to Violet)	143,000	143,000					143,000
	Slip Line North Elm (Wilkes to Talbot)	100,000	100,000					100,000
								-
HIGHWAY DEPARTMENT								-
	Skidsteer	82,000		82,000				82,000
	Front End Loader - John Deere	166,000		166,000				166,000
	Street Sweeper	340,000		340,000				340,000
								-
PARKS & RECREATION DEPARTMENT								-
	Memorial Park - Renovation of Southwest Corner	400,000	200,000				200,000	400,000
	Skate Park Phase 2 & Lighting	57,500	57,500					57,500
								-
POLICE DEPARTMENT								-
	Street Camera - Main Street and Tioronda Avenue	14,000	14,000					14,000
	Communications Area Renovation	100,000	100,000					100,000
	Women's Lockerroom Renovation	20,000	20,000					20,000
	Body Worn Camera & Electronic Control Weapons	31,642	31,642					31,642
	Patrol Vehicle - Interceptor (Hybrid)	80,400	80,400					80,400
	Patrol Vehicle - Interceptor (Hybrid)	80,400	80,400					80,400
	Unmarked Vehicle - Chevy Blazer EV	67,000			67,000			67,000
	Unmarked Vehicle - Chevy Blazer EV	67,000			67,000			67,000
Subtotal General Fund		2,869,092	1,083,092	588,000	998,000	-	200,000	2,869,092

CITY OF BEACON 2026 CAPITAL FINANCING PLAN (DRAFT)

	RED - General Fund			FUNDING SOURCES				
	BLUE - Water Fund	TOTAL	FUND		STATE &	GRANT	RECREATION	TOTAL
	GREEN- Sewer Fund	COST	BALANCE	DEBT	FEDERAL AID	SOURCES	TRUST	COST
WATER FUND								
	Vacuum Truck	670,000		670,000				670,000
	Ford F-150	60,000	60,000					60,000
	Mt. Beacon Water Storage Tank- Construction	1,600,000		1,600,000				1,600,000
	Rehabilitation of Cargill Water Main Engineering & Design	100,000	100,000					100,000
	Generator Replacement at Water Plant	250,000	250,000					250,000
Subtotal Water Fund		2,680,000	410,000	2,270,000	-	-	-	2,680,000
SEWER FUND								
	Concentration Tank Refurbishing, Weir and Collection System Replacement	330,000		330,000				330,000
	Aeration Distribution Box Concrete Repair	72,000	72,000					72,000
	Liquid Waste Screening Equipment Upgrade	167,000	167,000					167,000
	Monell Pump Station- Construction	400,000		400,000				400,000
Subtotal Sewer Fund		969,000	239,000	730,000	-	-	-	969,000
								-
GRAND TOTAL		6,518,092	1,732,092	3,588,000	998,000	-	200,000	6,518,092

City of Beacon City Council Agenda
05/27/2025

Title:

Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon

ATTACHMENTS

Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon

Draft 223-17E Schedule of Use Regulations

Draft 223b Schedule of Use Regulations

Accessory Apartment Setback Diagrams

Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon - FEAF Part 1, Narrative

Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon - FEAF Part 1

KARC Planning Consultants, Inc. Memorandum Concerning Accessory Apartment Regulation Amendments

City of Beacon Building Department Accessory Apartment Data

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon

Dutchess County Planning Memorandum Regarding a Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW TO AMEND THE BEACON CITY CODE CONCERNING
ACCESSORY APARTMENT REQUIREMENTS

A LOCAL LAW to
amend the Beacon City
Code Chapter 223,
Zoning, concerning
accessory apartments.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the City Code of the City of Beacon, Article III, General Regulations, Section 223-24.1, entitled “Accessory apartments” is hereby amended as follows:

§ 223-24.1 **Accessory apartments.**

- A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on all existing detached single-family properties in all ~~residence~~ districts ~~and the Transitional District~~ to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.
- B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.
- C. Location on the lot. An accessory apartment may be located either in or attached to a detached single-family dwelling or in an accessory building on such a single-family lot.
- D. Apartment size. ~~The floor area of an accessory apartment shall not exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet. Notwithstanding the foregoing, the Planning Board may permit a larger accessory apartment where appropriate in an existing accessory building which was issued a certificate of occupancy more than five years before the date of application to construct accessory apartment. For accessory apartments with a total square footage that is greater than 50% of the primary building footprint, site plan approval from the Planning Board is~~

required. There shall be no more than one accessory apartment permitted per single-family lot.

- E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.
- F. Off-street parking. ~~A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.~~ There is no minimum off-street parking requirement for accessory apartments. The Planning Board may, in its discretion, ~~waive all parking requirements~~ require parking for an accessory apartment ~~when deemed appropriate that is seeking site plan approval for an unit with a maximum square footage that is greater than 50% of the primary building's footprint.~~
- G. The accessory apartment shall not be used for short-term rentals as defined in § 223-26.5.
- H. An existing structure that does not conform to the yard requirements of Chapter 223 may be converted into an accessory apartment without a variance from the Zoning Board of Appeals if the proposed use will not enlarge or increase the dimensional nonconformity. ~~However, an application to the City's Architectural and Community Appearance Board of Review certificate of appropriateness from the Planning Board shall be required if the proposed use is less than 10 feet from the property and within 20 feet of any dwelling unit on an adjacent property.~~ The Architectural and Community Appearance Board of Review shall consider the bulk, height, window placement and other design feature considerations to minimize visual, aesthetic and quality of life impacts associated with the accessory apartment being located within the proximity set forth above.
- H.I. In the R1-10, R1-7.5 and R1-5 zoning districts, where a side and rear setback of 5 feet is required for accessory apartments, a certificate of appropriateness from the Planning Board review by the Architectural and Community Appearance Board of Review is required if the proposed accessory apartment is less than 10 feet from a dwelling unit on an adjacent property, using the design considerations set forth in Section (H) above..
- H.J. The Building Inspector shall have approval authority for all accessory apartments ~~entirely contained within an existing single-family dwelling and meeting provided that all setback requirements and the provisions of this section are met.~~ All other ~~Proposed~~ accessory apartments, whether expansions or new construction, that do not meet the setback requirements of this section, including any accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings, shall require site plan approval from the Planning Board.

Section 2. Chapter 223 of the City Code of the City of Beacon, Article VI, Definitions and Word Usage, Section 223-63, entitled “Definitions,” is hereby amended to add definitions for “Occupied Primary Residence” and “Owner” as follows:

§ 223-63 Definitions.

For the purposes of this chapter, certain words and terms used herein are defined as follows:

...

OCCUPIED PRIMARY RESIDENCE

A dwelling unit used by the owner or tenant as his or her or their primary residence. All owners of the business entity must use the premises as his or her or their primary residence. When a property is titled in the name of a trust, the property shall be considered an occupied primary residence if the grantor or grantee is the occupant of the property. When a property is occupied by an individual(s) who has a life estate, the property shall be considered an occupied primary residence.

...

OWNER

Any individual or individuals, partnership or corporation or other organization in possession of and having a fee interest in the real property. The term "owner" shall include a corporation, limited-liability company, partnership, association, trust, or other business entity or nonbusiness forms of ownership.

...

Section 3. Chapter 223 of the City Code of the City of Beacon, Article III, General Regulations, Section 223-26, entitled “Off-street parking, loading and vehicular access,” Subsection D(4) is hereby amended as follows:

§ 223-26 **Schedule of Off-Street Parking Standards.**

...

D. Schedule of off-street parking standards.

- (1) In order to promote walkability and other transportation alternatives and to avoid excessive automobile traffic and unnecessarily large paved parking lots, parking maximums have been established for all uses. Unless otherwise determined by the Planning Board, no minimum number of off-street parking spaces are required within the CMS, L, and WD districts due to the proximity of these districts to municipal parking areas, public transportation, and pedestrian-oriented streetscapes.
- (2) The Planning Board shall determine the appropriate number of off-street parking spaces within the range provided in the table at § **223-26D(4)** as part of

its application review and based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § **223-26C(2)**, compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing. The number of off-street parking spaces determined by the Planning Board to be appropriate shall become the required number of off-street parking spaces for the proposed use of the subject property.

- (3) Any professional parking study submitted by the applicant shall be based primarily on specific site-related information, a comparable analysis of similar uses and properties in the area or region, and an examination of demand reduction strategies, including such elements as promotion of walking, bicycle parking or storage facilities, alternative mobility options, transit access opportunities, car-share rentals, and ride-sharing or carpooling services.
- (4) The following table establishes the range of the minimum and maximum number of off-street parking spaces within which the Planning Board has discretion to determine the required number of such spaces based on the considerations set forth at § **223-26D(2)**. Where more than the maximum or less than the minimum number of off-street parking spaces are provided an area variance from the Zoning Board of Appeals shall be required. An area variance may also be sought from the required number of parking spaces determined to be appropriate by the Planning Board.

Schedule of Off-Street Parking Standards ¹				
Building Use	CMS, L, WD		R1, RD, LI, HI, WP, FCD, GB, T ²	
	Min	Max	Min	Max
Residential³ <i>(Including accessory apartment)</i>	—	1 space per dwelling unit	1 space per dwelling unit	3 spaces per dwelling unit
Lodging	—	0.75 space per guest room	0.5 space per guest room	1.5 space per guest room

Commercial (Retail / Office / Service / Food / Auto-Oriented/ Social and Community)	—	3 spaces Per 1000 SF GFA	3 spaces Per 1000 SF GFA	5 spaces Per 1000 SF GFA
Health Care and Educational		4 spaces per 1000 SF GFA	1 space per 1000 SF GFA	4 spaces per 1000 SF GFA
Industrial (Industrial or Assembly)	—	—	0.25 space per 1,000 SF GFA	2.5 spaces per 1,000 SF GFA
Other Uses		Shall be determined by the Planning Board or the Building Inspector, as appropriate depending upon the permit or approval sought and upon consideration of relevant factors dictating the parking needs of each such use.		

NOTES:

1. The calculation of Gross Floor Area (“GFA”) shall exclude utility space. Pursuant to § **223-26B(3)(a)**, no more than 30% of the provided parking may be designated for compact automobiles at the sole discretion of and in accordance with the standards set forth in § **223-26D**, as determined by the Planning Board.
2. Where the Planning Board determines that a property within the T District is in proximity to available municipal parking, public transportation, and pedestrian-oriented streetscapes, parking standards from the CMS district may be applied to all proposed uses on said property.
3. There is no minimum number of off-street parking spaces required for accessory apartments.

...

Section 4. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled “Schedule of Use Regulations”, is hereby

amended to permit accessory apartments in all Zoning Districts as provided on the attached Schedule of Use Regulations.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

...

Section 5. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection E, Attachment 3 entitled “Schedule of Use Regulations For Accessory BuildingS on Residential Lots”, is hereby amended to modify setback requirements in the R1-10 and RD-5 Zoning Districts.

SEE ATTACHED SCHEDULE OF USE REGULATIONS FOR ACCESSORY BUILDINGS ON RESIDENTIAL LOTS

Section 65. Applicability.

This local law shall apply to all land use applications received on or after the effective date of this local law as set forth in Section 8 below. Notwithstanding the aforementioned, this local law shall also apply to pending and/or approved land use applications on the effective date of this local law unless a final certificate of occupancy is issued within one calendar year of the effective date of this local law as set forth in Section 8 below.

Section 75. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the City of Beacon Zoning Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 86. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 97. Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable

to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 108. Effective Date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

ZONING

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations

[Added 6-15-2020 by L.L. No. 7-2020;¹ amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

¹ Editor’s Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

BEACON CODE

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale, warehouse storage or self-storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	PX	PX	PX	PX	PX	PX	PX	PX
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

ZONING

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;¹ amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

¹ Editor’s Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

BEACON CODE

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale, warehouse storage or self-storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	XP	XP	XP	XP	XP	XP	XP	XP
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

Notes:

GENERAL

- Yellow box shows permitted location of ADU based on the minimum required lot width/depth.
- Dark grey box shows location of primary structure based on minimum front yard requirement.
- Light grey box shows minimum setback of the ADU from the rear and side yards.
- ALL R1 and RD Districts permit single-family as a use, therefore all are permitted ADU's.
- Minimum requirements for the lot are shown for all examples unless otherwise noted (subdivided townhome examples)

R1-120

- Most parcels in this district are (much) larger than the minimum requirements.

R1-80

- Many parcels are the minimum required width but are typically deeper than the requirement.

RD-7.5

- The parcels associated with this district are all linked via a filed map. Smaller parcels (townhomes/apartments) were subdivided off the larger parcel in this district.
- There are no ADU requirements for this district on *223 Attachment 3*.
- The diagram shown mimics the townhomes/apartments on the smaller lots in this district. It should be noted that these lots are much smaller than the requirements set forth in *223 Attachment 1*.
- Due to the configuration/size of the lots/primary structures, ADU's are unlikely to fit on these lots.
- All setback requirements are not met for the townhome/apartment lots)

R1-5

- The ADU requirements for this district are listed twice on *223 Attachment 3*. We believe that one of these is meant to be RD-7.5 as there are no ADU requirements listed for that district.
- Setbacks listed on *223 Attachment 3* are the same for both listings, but the permitted size is different.

RD-6

- Some parcels in this district are either much larger than the requirements or much smaller (like RD-7.5).
- There is a group of lots that are smaller than the requirements, but all structures on these parcels are duplexes split into their own lots.
- The minimum requirements for lot area is shown in the diagram, with an example of both above-mentioned scenarios.

RD-5

- The setbacks for this district don't necessarily make sense. The minimum width is 50 feet and the setbacks for an ADU is 30 feet for the rear and 30 feet from the side. So, on a lot that is the minimum 50 feet wide, you can't fit an ADU on it without needing a variance for the setbacks.
- This district also has townhomes in the same situation as mentioned above.

RD-4

- Same situation as RD-7.5 with the parcels in this district being linked via a filed map. Smaller parcels were subdivided off the larger parcel.
- ADU requirements are listed but are not feasible on the subdivided lots as the lot coverage is too large and the lots are too small to accommodate an ADU.

RD-3

- The setbacks for this district don't necessarily make sense. The minimum width is 50 feet and the setbacks for an ADU is 20 feet for the rear and 20 feet from the side. So, on a lot that is the minimum 50 feet wide, you can only fit a small ADU in a small area (see diagram).
- All existing parcels in this district are larger than the minimum lot requirements.

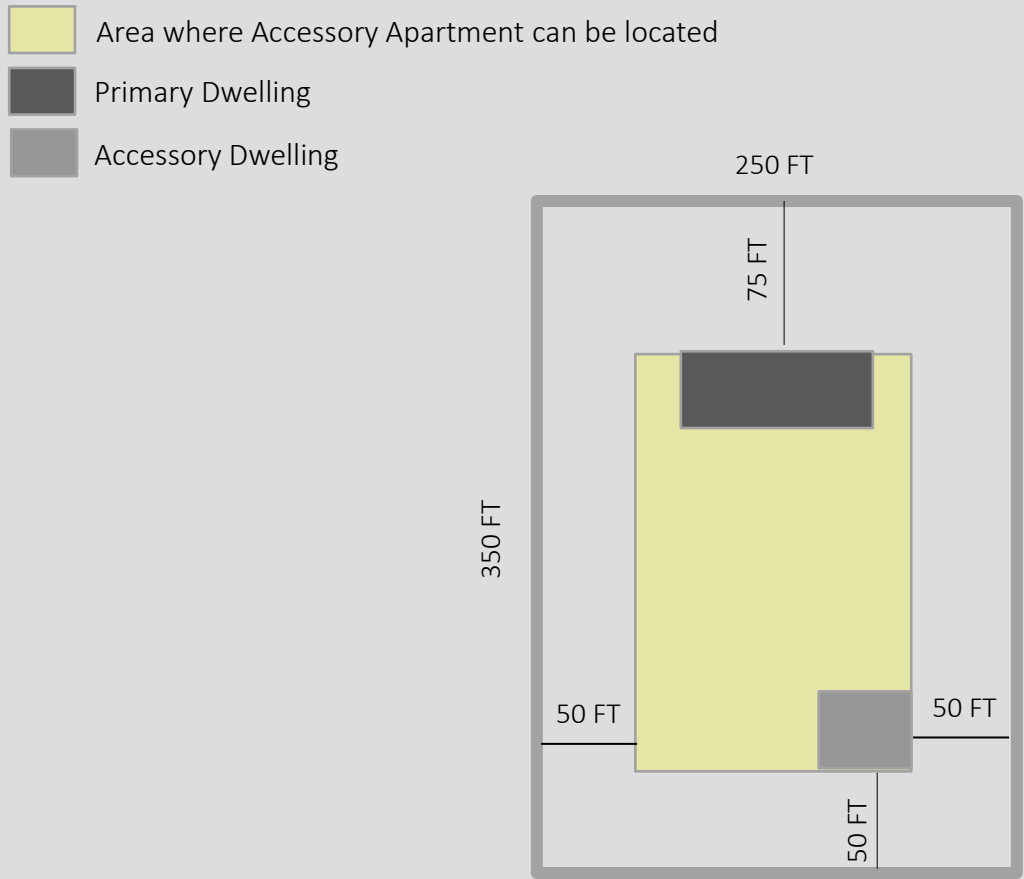
RD-1.8

- All parcels in this district are much larger than what is required. The minimum required lot area is depicted in the diagrams.
- Minimum required setbacks do not make sense for this district. If the minimum setbacks are applied, a primary building would only be permitted to be 10 feet wide (see diagram).

RD-1.7

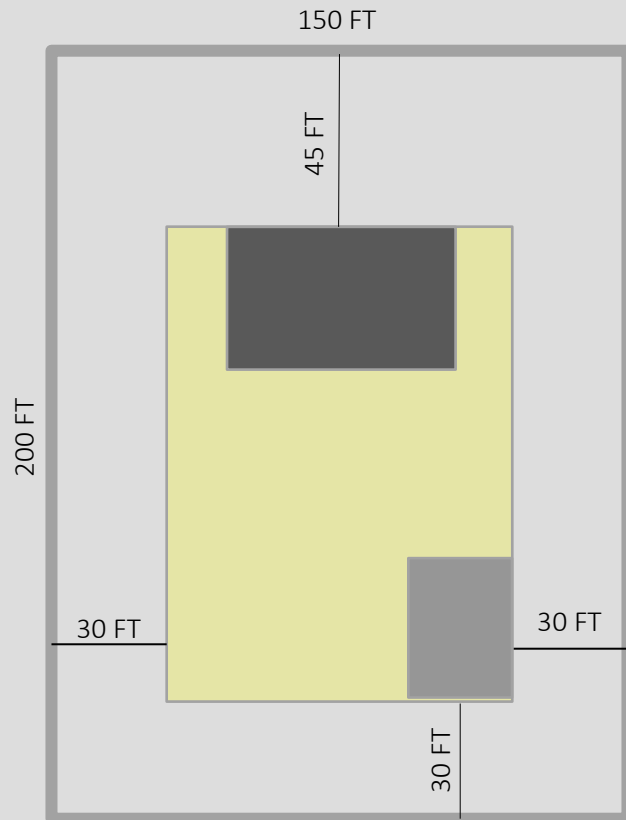
- There is only one parcel in this district, and it is much larger than the requirements.
- Minimum required setbacks do not make sense for this district. If the minimum setbacks are applied, a primary building would only be permitted to be 10 feet wide (see diagram).

R1-120 District



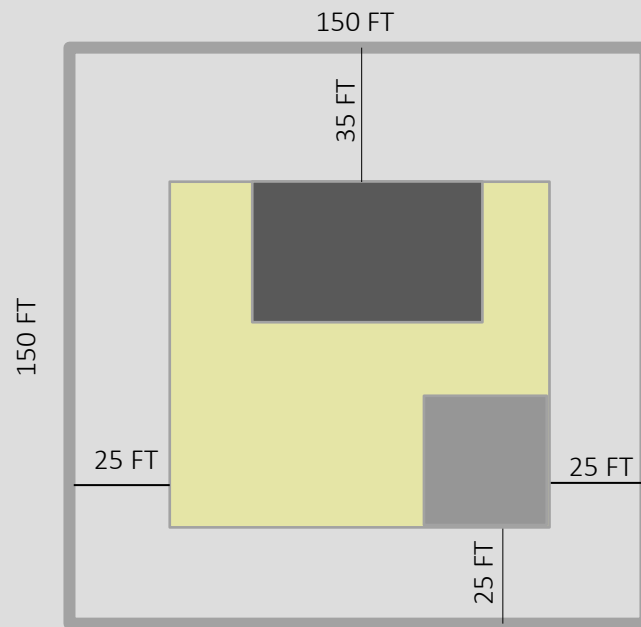
Parcel # 130200-6054-02-723821

R1-80 District



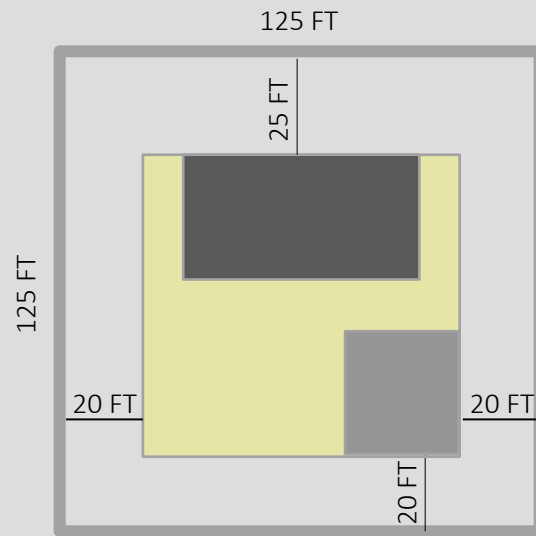
Parcel # 130200-6054-02-627660

R1-40 District



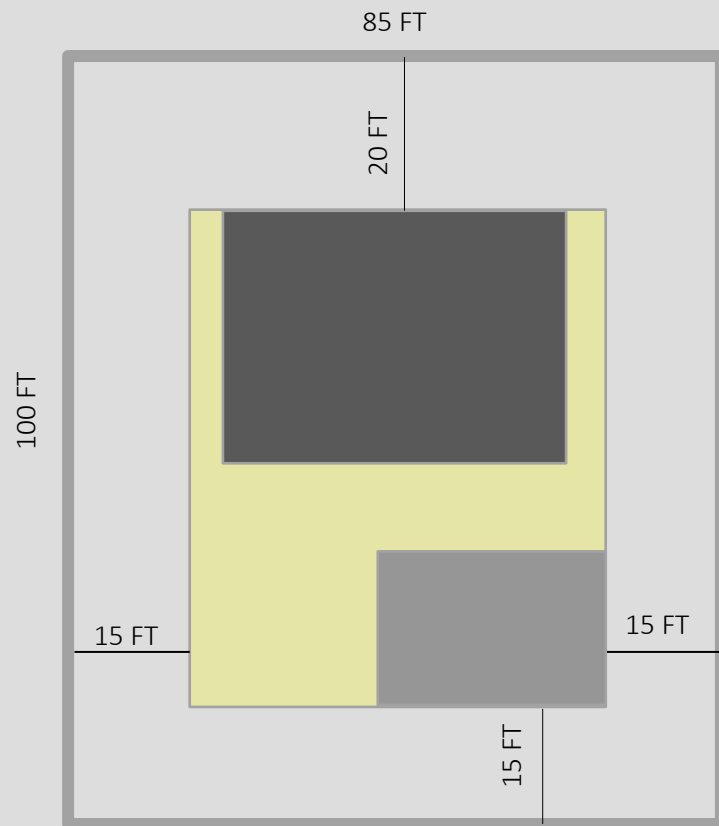
Parcel # 130200-5954-16-806472

R1-20 District



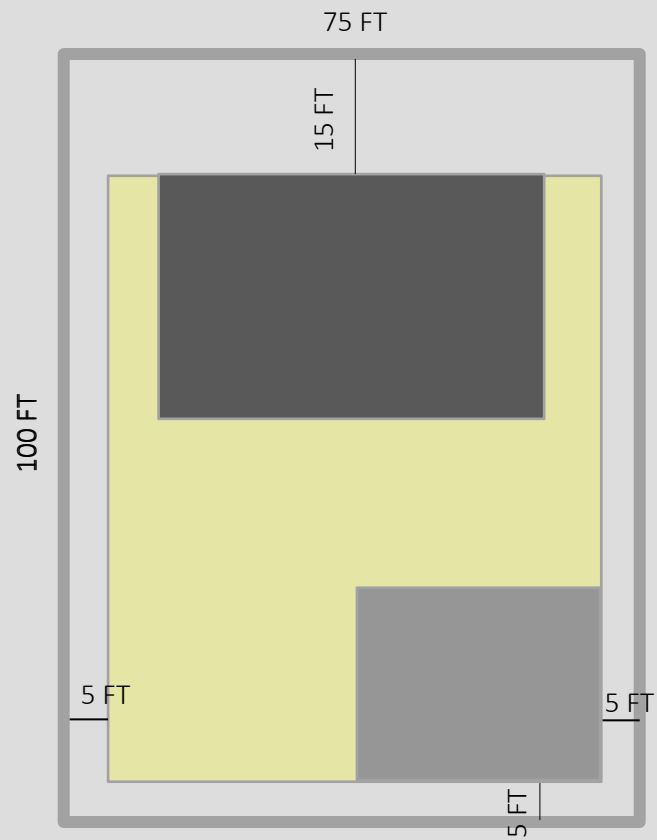
Parcel # 130200-5955-04-647233

R1-10 District



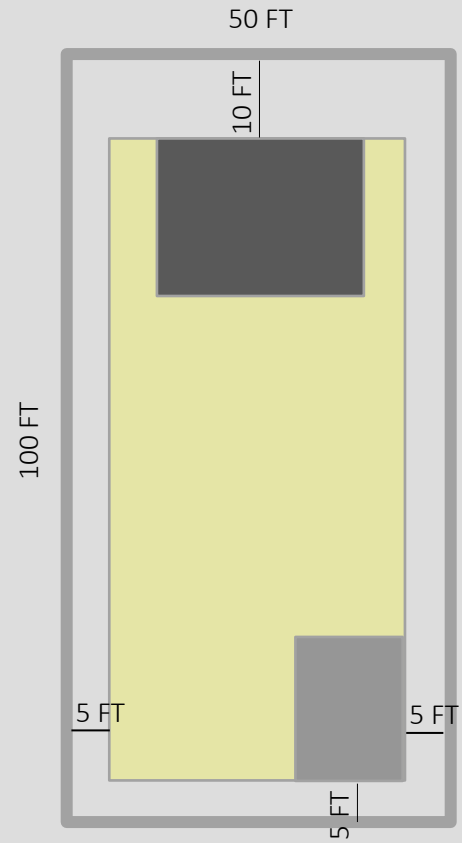
Parcel # 130200-6054-32-380829

R1-7.5 District



Parcel # 130200-5955-76-964127

R1-5 District



Parcel # 130200-6054-38-218709

RD-7.5 District



Note: No requirements for Accessory Dwelling Units are included for this district.
Bulk requirements for this district include a front yard setback of 20-35 feet, a side yard setback of 25 feet and a rear yard setback of 50 feet. None of these setbacks are met for any of the townhome/apartment lots.

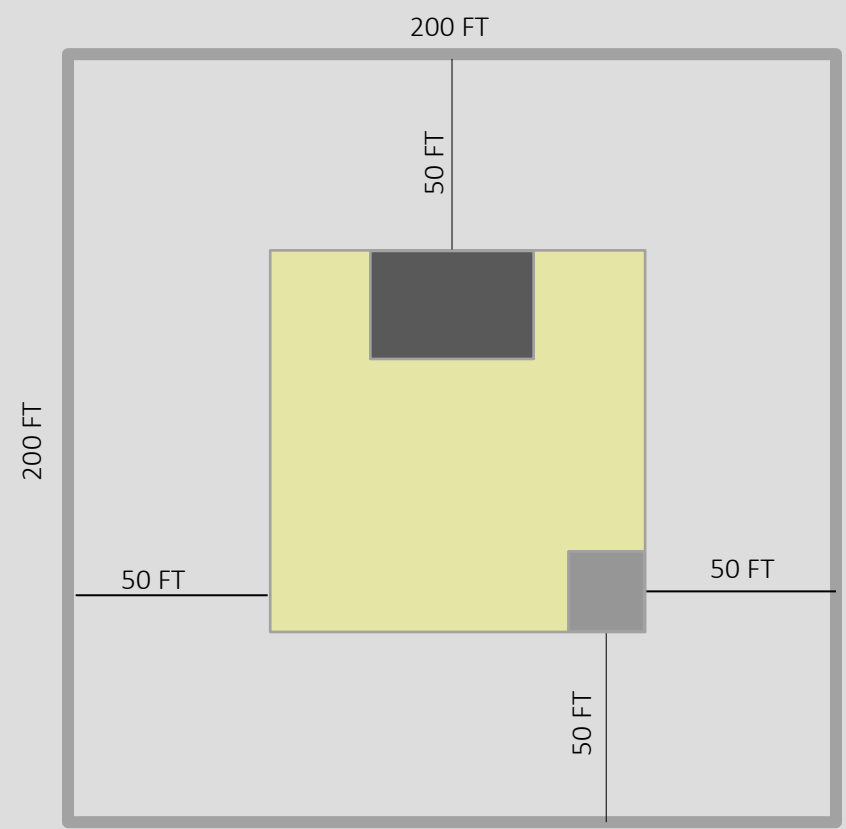
Pictured is one of the subdivided townhome lots.



Parcel # 130200-5954-34-644863

Parcel # 130200-5954-26-641872
Note: Subdivision (Filed Map)

RD-6 District

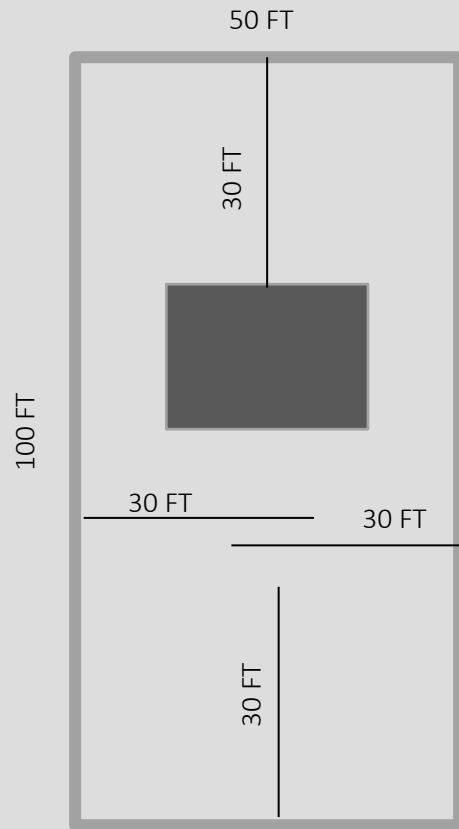


Parcel # 130200-5954-42-667670

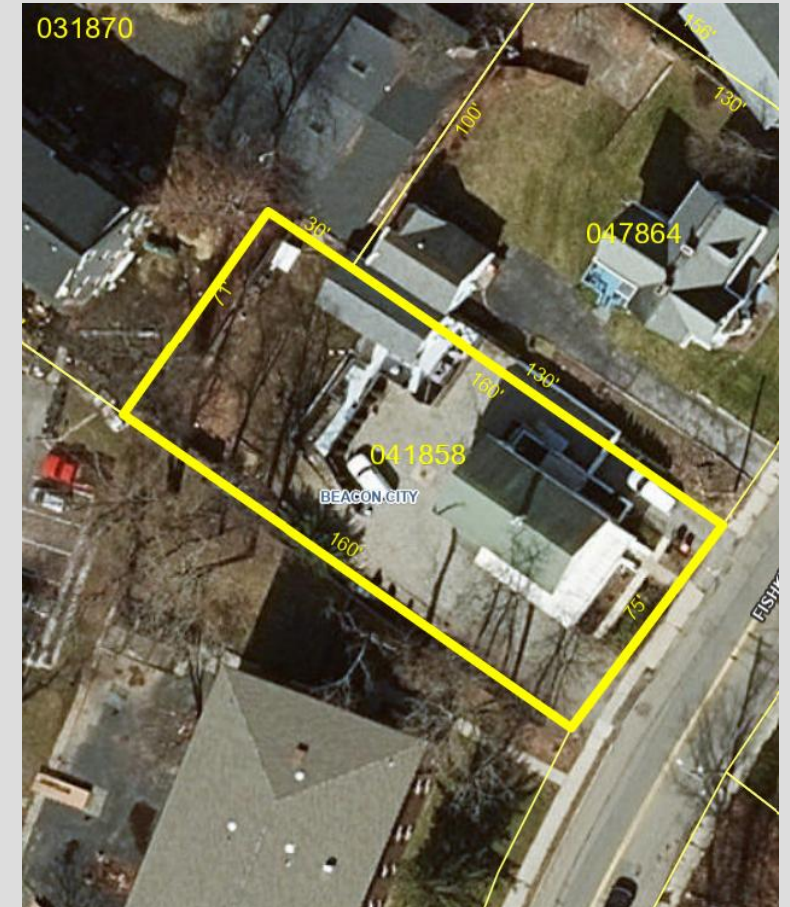


Parcel # 130200-6055-03-217160 (apartments)

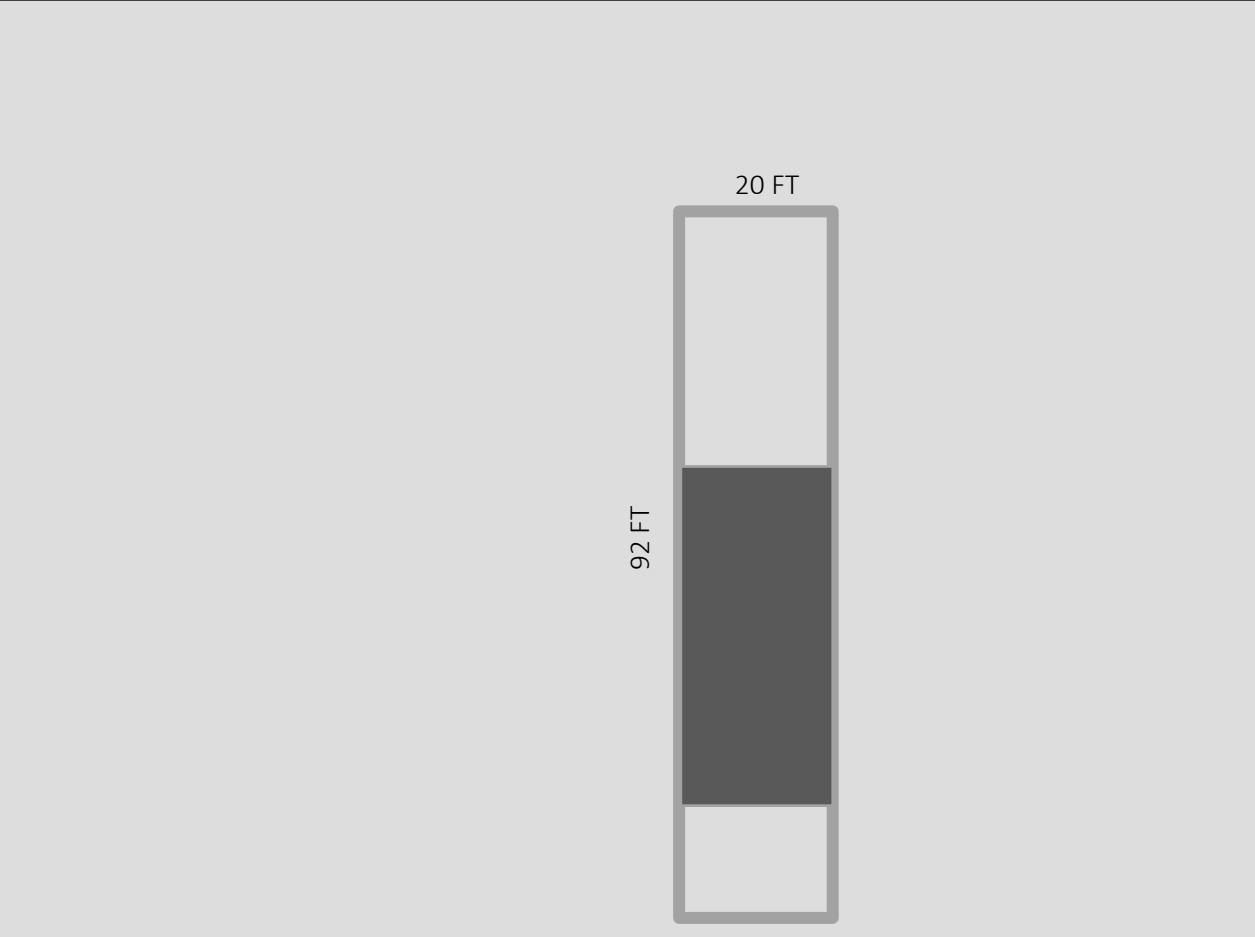
RD-5 District



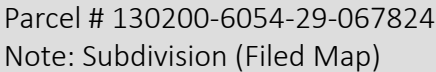
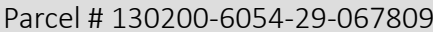
Note: Minimum requirements for this district do not make sense with the minimum setbacks for an ADU.



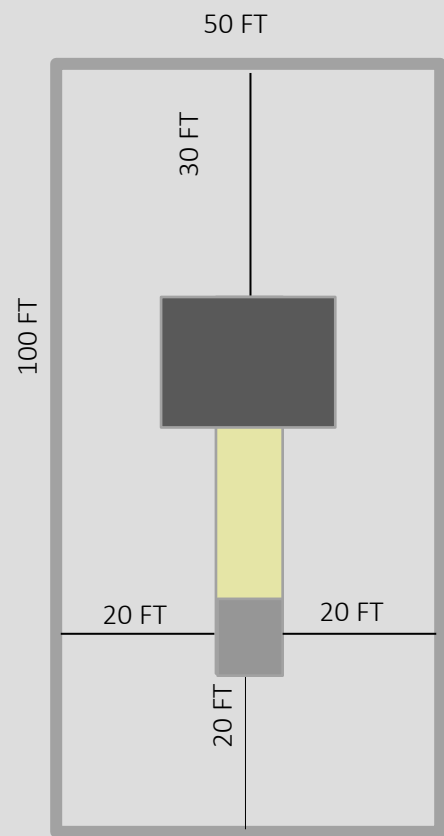
Parcel # 130200-6054-29-041858



Pictured is one of the subdivided townhome lots.

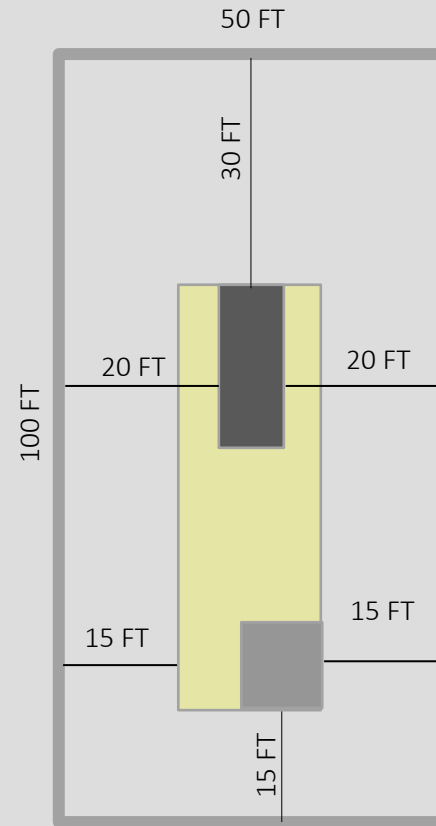


RD-3 District



Parcel # 130200-6054-13-212498

RD-1.8 District

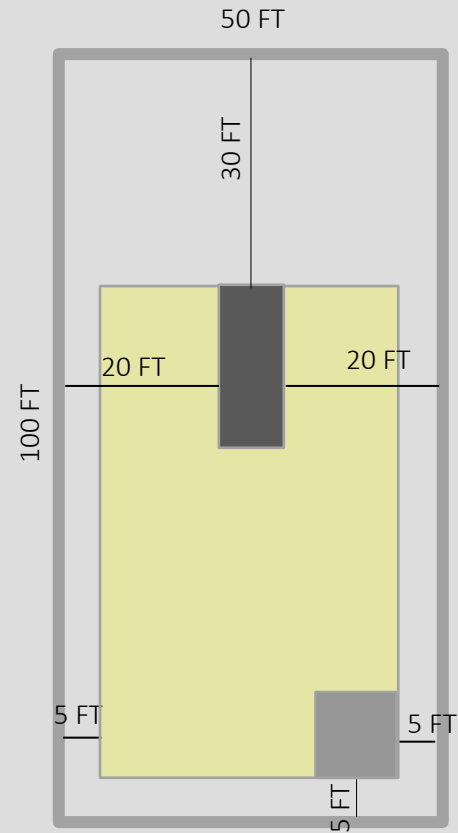


Note: Minimum requirements for this district do not make sense with the minimum setbacks for the primary building. The building would only be permitted to be a width of 10 feet on the minimum size lot.



Parcel # 130200-5954-42-746730

RD-1.7 District



Note: Minimum requirements for this district do not make sense with the minimum setbacks for the primary building. The building would only be permitted to be a width of 10 feet on the minimum size lot.



Parcel # 130200-5955-19-590022

Beacon – FEAF Part 1 Narrative

Proposed Local Law Concerning Accessory Apartment Requirements

On March 10, 2025 a draft local law was introduced to amend the City of Beacon’s (the “City”) requirements and regulations for accessory apartments, also known as accessory dwelling units (“ADUs”). This proposed local law was introduced as a result of the City Council’s continued discussion on potential amendments to City’s Zoning Code, Chapter 223 of the Beacon City Code, to improve housing availability and affordability. The proposed local law is also intended to amend the Zoning Code to align with and leverage the City’s recent application to the New York State’s “Plus One ADU Program.”

ADUs are an important tool to increase housing stock as well as to lower housing costs for tenants/renters and to provide homeowners with a potential source of revenue. ADUs may also permit the elderly to age in home and/or to move into an ADU located at a family member’s home. ADUs also increase housing stock without necessarily requiring the development of new land as ADUs are generally constructed within a single-family home, attached to the existing home, or as a separate building in close proximity to the principal dwelling. As such, ADUs are a valuable tool to help broaden housing choices in single-family neighborhoods and thereby further the City Council’s goals of improving housing availability and affordability within the City.

Particularly, the proposed local law is intended to increase the number of single-family properties which can satisfy the requirements to construct an ADU. For example, ADUs will now be permitted in all zoning districts when such are currently permitted in all R1, RD and Transitional (T) zoning districts. Furthermore, ADUs will not be considered an impermissible expansion of a nonconforming use if developed on a legal nonconforming single-family residential property. The minimum size of ADUs would now be regulated by the New York State Building Code. The proposed local law would also amend the schedule of regulations for ADUs within the R1-10 and RD-5 to reduce the minimum rear and side yard setbacks. There would also be no minimum off-street parking requirements for ADUs, except that the Planning Board has the discretion to require parking if an owner seeks approval for an ADU with a maximum square footage that is greater than 50% of the primary building’s footprint.

The proposed local law will keep in place several important provisions intended to ensure that ADUs have as little impact on neighboring properties as possible while also balancing the need for additional and affordable housing within the City. Specifically, the owner of the single-family property must reside on the property in which the ADU is constructed. ADUs may not be utilized for short-term rentals. Additionally, only one ADU is permitted on each lot and ADUs are subject to approval by the City’s Building Inspector or the Planning Board if the ADU does not meet the minimum setback requirements. Furthermore, ADUs will require approval from the City’s Architectural and Community Appearance Board of Review if the ADU is proposed to be less an 10 feet from the property line and within 20 feet of another dwelling on an adjacent lot.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Local Law Concerning Accessory Apartment Requirements		
Project Location (describe, and attach a general location map): City of Beacon		
Brief Description of Proposed Action (include purpose or need): A proposed local law to amend the City of Beacon's Zoning Code, Chapter 223 of the City Code, concerning Accessory Apartments requirements and regulations in the City of Beacon. Specifically, the proposed local law would permit accessory apartments on properties containing detached single-family residences in all zoning districts when such accessory use is currently permitted in all R1, RD, and Transitional (T) zoning districts. Furthermore, the proposed local law would amend the dimensional requirements applicable to accessory apartments to enable such accessory use to be permitted on more properties. The proposed local law is intend to increase the number of accessory apartment dwellings in the City to increase housing availability and affordability . Finally, the proposed local law provides that accessory apartments shall not be considered an impermissible expansion of an legal nonconforming use if developed and maintained on legal nonconforming detached single-family properties.		
Name of Applicant/Sponsor: City Council of the City of Beacon		Telephone: (845) 838-5000
		E-Mail: cityofbeacon@beaconny.gov
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kyriacou		Telephone: (845) 838-5000
		E-Mail: cityofbeacon@beaconny.gov
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City Council - Legislative Action re Adoption of Local Law.	Proposed local law first introduced at the March 10, 2025 City Council Meeting.
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
Accessory apartments are currently permitted in all R1, RD, and Transitional (T) zoning districts. The proposed local law would expand this to permit accessory apartments in all other zoning districts.	
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action?	☒ Yes ☐ No
If Yes, i. What is the proposed new zoning for the site? To permit accessory apartments in the GB, CMS, L, WD, WP, FCD, LI and HI zoning districts.	
C.4. Existing community services.	
a. In what school district is the project site located? Beacon City School District.	
b. What police or other public protection forces serve the project site? City of Beacon Police Department.	
c. Which fire protection and emergency medical services serve the project site? City of Beacon Fire Department and various emergency medical service providers, including the Beacon Volunteer Ambulance Corps.	
d. What parks serve the project site? Beacon City Parks.	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☐ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? ☐ Yes ☐ No • Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☐ No If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☐ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No			
If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No			
If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No			
If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, i. Identify Facilities: _____ _____	
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☐ Moderately Well Drained: _____ % of site	
☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☐ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

MEMORANDUM

TO: Lee Kyriacou, Mayor
Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: March 7, 2025

RE: Legislative Amendments to the City's Accessory Apartment Regulations

At the January 27, 2025, City Council workshop, Council members continued their discussion on potential zoning code changes aimed at improving housing availability and affordability in the City of Beacon. The Council specifically explored measures to further encourage the development of accessory apartments, also known as accessory dwelling units (ADUs), within the city. These regulatory improvements will align with and leverage the city's recent application to New York State Homes and Community Renewal's (HCR) Plus One ADU Program.

At the February 24, 2025, City Council workshop meeting, the City Council discussed amendments to the City Code to revise accessory apartment regulations in the City of Beacon. This memorandum outlines the questions the City Council considered, and the decisions rendered concerning such legislation. The City Council's decisions pertaining to each question are incorporated into the attached proposed local law.

1. Accessory apartments are currently permitted in all R1, RD, and T Districts. Does the City want to expand the districts where ADUs are permitted? For example, one-family attached/semidetached structures are also permitted in the L and FCD districts. Does the City want to permit accessory apartments on single-family lots in the L and FCD districts?
 - ❖ **Answer:** At the City Council's recommendation, accessory apartments are proposed to be permitted on detached single-family properties in all districts.
2. Is the City satisfied with the requirement that the owner of a single-family lot must reside in either the primary or the accessory unit on said lot?
 - ❖ **Answer:** The City Council decided it did not want to remove the owner occupancy requirement at this time. It was discussed that in the future the Council may consider allowing accessory apartments regardless of owner-occupancy by special permit, with criteria for special consideration of impacts to parking and community character. A definition for "owner" and "occupied primary residence" has been added to Section 223-63.

3. Based on the response above, if any property owner can build an accessory apartment (regardless of whether it is owner-occupied), does the City want to set restrictions based on whether one of the units onsite is owner-occupied or not owner-occupied?

❖ **Answer:** See previous answer.

4. Accessory apartments are currently regulated by a minimum square foot requirement of 200 sq ft. Does the City feel this requirement is necessary? It should be noted that the NYS Building Code also regulates the minimum size of dwelling units.

❖ **Answer:** At the City Council's recommendation, the minimum unit size requirement for accessory apartments has been removed. Dwelling unit sizes will now be regulated solely by the NYS Building Code, which currently permits a minimum size of 120 square feet for a studio or efficiency apartment, with additional square footage required per occupant or bedroom.

5. Is the City satisfied with the maximum 1000 sq ft requirement for accessory apartments? As the code stands, the Planning Board may permit larger apartments in existing accessory buildings that are larger than 1,000 sq ft if said structure was issued a certificate of occupancy more than five (5) years prior to filing application for an accessory apartment.

❖ **Answer:** At the City Council's recommendation, the maximum 1000 sq ft requirement for accessory apartments has been removed. Clarification was added to indicate that the maximum square footage permitted for accessory buildings is 50% of the total square footage of a principal building in all districts. For accessory apartments greater than 50% of the primary building, site plan approval from the Planning Board is required.

6. Does the City want to maintain the requirement for one (1) parking space per accessory apartment? As the code stands, the Planning Board may waive all parking requirements for an accessory apartment when deemed appropriate by the Board.

❖ **Answer:** At the City Council's recommendation, the minimum parking requirement of one space per accessory apartment has been removed. If an applicant is seeking site plan approval for an accessory apartment that is greater than 50% of the primary building, the Planning Board has the authority to require parking.

7. Are the minimum setback requirements for accessory buildings listed in section 223-17E appropriate for accessory apartments? Note that existing non-complying accessory structures may be utilized for accessory apartments without a variance from the ZBA as long as a structure is not being further enlarged or the non-compliance increased.

❖ **Answer:** At the City Council’s recommendation, diagrams have been prepared to assist the Council in visualizing the required setback requirements in each district. Potential modifications to Section 223-17(E), Attachment 3 entitled “Schedule of Regulations for Accessory Buildings on Residential Lots” requires additional discussion.

8. Does the City wish to further streamline the approval process for accessory apartments? The City Building Inspector currently has the authority to issue permits for accessory apartments entirely contained within an existing single-family home, if all other provisions are met. Accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings require site plan approval from the Planning Board. Should any of these typologies also be subject to permits by the Building Inspector without application to the Planning Board?

❖ **Answer:** At the City Council’s recommendation, the proposed local law streamlines the approval process by granting additional authority to the Building Inspector to issue permits for accessory apartments in existing accessory buildings as well as accessory apartments in expanded primary or secondary buildings if all setback requirements and other provisions are met. The City Council decided to retain the requirement for Planning Board approval of new accessory buildings dependent upon additional discussion of setback requirements.

9. Should the city provide financial incentives such as fee reductions for accessory apartment construction?

❖ **Answer:** The City Council noted that eliminating the site plan approval requirement for accessory apartments would provide the greatest cost savings for potential applicants as there would not be the need to retain design professionals to prepare a site plan and appear before the planning board. In lieu of lowering or waiving application fees, the proposed changes outlined above aim to ease the financial burden on homeowners developing accessory apartments. Eliminating site plan approval will also reduce the time to obtain approval to construct an accessory apartment by several months.



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 ADU Data from Building Department

Date: January 31, 2025

Cost for a detached accessory dwelling unit application which could be brought in front of the Planning Board for an approval. Planning board approval is only required for when ADU's are proposed in detached accessory structures or when proposed to be placed in a new addition to the existing home on the property as per Section 223-24.1 I of the City of Beacon Zoning Code.

Application fee	\$750	Fee which goes to the Planning Department
Escrow account initial	\$3,000	Escrow to cover the Planner, Engineer and Attorney

- Total application fee and establishing an escrow account would be \$3750 and must be submitted with the application and plans prior to be put on the agenda.
- The average amount of escrow used for the 3 projects which were presented to the Planning Board since January 2022 was \$2619.53. Once to approval is granted and all professional staff fees have been paid, the applicant will receive any unused escrow funds.
- There is also the cost for the owner to hire an Architect or Engineer to provide a site plan to be presented to the Planning Board for approval. Possible estimated cost \$5,00 to 10,000.

Additionally, I have calculated the building and associated permit fees which would be collected by the Building Department. I have estimated the cost based upon a 500-sf detached accessory dwelling unit which is newly constructed. The cost of a permit to renovate and existing structure would be less as the renovation cost per square foot would be .25/sf as opposed to .50/sf. Also, the plans for the building permit would need to come from an Architect or Engineer as per the

requirements of NYCRR title VIII Article 145 and Article 147. The architectural plans could be included in the cost of the Site Plan Approval or separately could cost around \$2,000 to 4,000.

BP Application and CO Fee	120
Fee based upon square footage @ .50 for new construction	250
Electrical Permit	60
Plumbing Permit bases upon 5 fixtures	70
HVAC Permit	60
Total fees	<u>\$460</u>

Permits which have been issued from 2022-2024 for ADU's

Detached ADU's	1
ADU's in new additions	2
ADU's within existing home	1



City of Beacon
 Planning Board
 One Municipal Plaza, Suite 1
 Beacon, NY 12508
 Phone: 845-838-5002

John Gunn, Chair

May 16, 2025

Mayor Lee Kyriacou
 Beacon City Council Members
 1 Municipal Plaza
 Beacon, NY 12508

Subject: City Council Referral of Local Law Amending the Zoning Code of the City of Beacon regarding Accessory Dwelling Units

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending the Zoning Code of the City of Beacon with respect to accessory dwelling units (ADU). The proposed Local Law was reviewed during the April 8, 2025 and May 13, 2025 Planning Board meeting. City Planner, Natalie Quinn, summarized the proposed local law with the Planning Board at each of these meetings. By letter dated April 17, 2025, the Planning Board provided preliminary comments to the City Council on the proposed ADU local law. The following comments are intended to supplement the Planning Board's previous comments.

After discussing the proposed local law, the Planning Board provided the following comments:

1. The proposed local law references a threshold square footage of "50% of the primary building footprint" as a measure of when site plan approval is required and when the Planning Board has authority to require parking for an accessory apartment. To make the ADU requirements easier for applicants to understand and navigate, the Planning Board recommends modifying this threshold to refer to a static square footage rather than a percentage.
2. The Planning Board is in favor of the proposed setbacks from property lines and structures on adjacent parcels.
3. The Planning Board is in favor of eliminating site plan review for accessory apartments under a certain square footage threshold, but architectural review by the Planning Board/Architectural and Community Appearance Board for the following types of applications:
 - a. Addition/expansion of a primary structure by a certain square foot threshold. The Planning Board discussed that this threshold should be somewhere between 500 and 1000 square feet.
 - b. Addition/expansion of an existing accessory structure
 - c. New construction of an accessory structure
4. With respect to off-street parking requirements, rather than exempt accessory apartments from any off-street parking requirements, the onus should be put on the Applicant to



City of Beacon
 Planning Board
 One Municipal Plaza, Suite 1
 Beacon, NY 12508
 Phone: 845-838-5002

John Gunn, Chair

demonstrate that sufficient off-street parking exists to address the needs of the primary residence and the ADU. In other words, there should be a requirement for at least one off-street parking space for an ADU unless the Applicant sufficiently demonstrates that a waiver of that requirement is warranted.

5. The definition of "Occupied Primary Residence" and "Owner" should be evaluated with respect to its use of the term "trust" to avoid unintended consequences for an individual's estate planning.
6. Section 223-14.E of the Zoning Code regulates "accessory buildings on residential lots." Some of the requirements set forth therein conflict with ADUs such as a requirement that the building shall not be equipped with showers or bathing fixtures and the requirement that space provided above the grade story of the accessory building shall be used for storage only. However, there are other requirements therein that should be applicable to an ADU such as the requirement that the building shall be located behind the front line of the primary building. Section 223-14.E(4) of the Zoning Code contains a blanket exemption for ADUs which states "This subsection shall not apply to accessory apartments". Consider amending Section 223-14.E of the Zoning Code to make the exemption applicable only to those accessory building requirements that would be in conflict with the purpose of an ADU, rather than exempting ADUs from all the accessory building requirements set forth in Section 223-14.E.

Sincerely,



John Gunn
 Planning Board Chair

JG/mp

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon**

Applicant: **City of Beacon**

Address of Property:

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☒ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **4/18/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 4/2/2025	Notes:		☐ Major Project
Date Received: 4/2/2025			
Date Requested: 4/18/2025			Referral #: ZR25-092
Date Required: 5/2/2025	☐ Also mailed hard copy		Reviewer:
Date Transmitted: 4/15/2025			

City of Beacon City Council Agenda
05/27/2025

Title:

Proposed Local Law Concerning Parking, Standing, and Stopping

ATTACHMENTS

Traffic and Safety Planning Committee Memorandum Regarding Proposed Local Law Concerning
Parking, Standing, and Stopping



CITY OF BEACON New York

PARKING AND TRAFFIC SAFETY COMMITTEE

845-838-5010

MEMORANDUM

TO: Mayor Kyriacou and City Council

FROM: Benjamin Swanson, Secretary to the Parking and Traffic Safety Committee

RE: Proposed Changes to the City Code Chapter 211, Vehicles and Traffic

DATE: May 22, 2025

The Parking and Traffic and Safety Committee reviewed a number of Traffic and Safety related issues and make the following recommendations to the City Council.

1. North Chestnut Street No Parking Zone



Existing code link: <https://ecode360.com/7065926>

2. Verplanck Avenue No Parking Zone



Existing code link: <https://ecode360.com/7065926> & <https://ecode360.com/7065965>

3. Stop Sign at Washington Avenue and Tillot Street



Existing Code link: <https://ecode360.com/7065895>

4. Willow Street No Parking Zone



City of Beacon City Council Agenda
05/27/2025

Title:

Appointment of Justine Bienkowski to the Tree Advisory Committee

ATTACHMENTS

[Justine Bienkowski Committee Application](#)

[Justine Bienkowski Resume](#)



CITY OF BEACON

COMMITTEE APPLICATION

Name

Justine Bienkowski

Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Committee(s) Of Interest

Tree Committee

Interests & Skills

Applying as a current appointed member of the Conservation Advisory Committee.

Reference Name

[REDACTED]

Reference Email

[REDACTED]

Reference Phone Number

[REDACTED]

Reference Relationship

[REDACTED]

Digital Signature

Justine Bienkowski

Experience

CLARI INC, Remote (10/21-Present) **Director, IT**

- Directed and set the vision for a multifunctional IT Organization, inclusive of the IT End User Support, IT Systems Engineering, Business Systems, and IT Project Management teams.
- Collaborated closely with senior business leaders in creation and implementation of Business Systems steering committee to provide clearer understanding and visibility of projects impacting Salesforce and ensure business alignment.
- Worked jointly with the Director of GRC to provide evidence for audits and establish compliance guidelines.
- Built out headcount strategy for future fiscal years, and mapped this to identified roadmap items to showcase the plan to uplevel the team from reactive to proactive.
- Supported Legal & HR team in ediscovery and investigation requirements.
- Assisted the business with merger & acquisition projects to review existing tech stack, create migration plans, and smoothly onboard new teammates.
- Supervised and mentored the IT organization, coached the team on leadership skills and handled performance issues. Provided support and framework to the team to adjust to remote work.
- Made recruiting & employee staffing decisions, determined leveling and compensation, and implemented a career path for the IT organization.
- Owned the departmental budget and partnered with finance, legal, and security to establish a vendor management process for procurement and implementation.

BETTERCLOUD, New York City, NY (08/19-10/21) **Director of SaaSops & Corporate IT**

- Implemented quarterly roadmap planning and realignment based on cross-functional stakeholder input to embed the IT organization into the business.
- Created a project planning process for the team, including scrumban sprints, and created an automation mandate for the team of 25% per sprint based on tagged automation backlog from operational helpdesk tickets.
- Created IT tenets and mission statement to guide the team's work, connecting their day-to-day work to strategic initiatives to increase buy-in and boost productivity.
- Mandated initiative to revolutionize internal use of BetterCloud products by "drinking our own champagne" to push the limits and create best practices. This work was done in collaboration with stakeholders across the company, and directly influenced the BetterCloud product roadmap.
- Partnered with the Marketing department to create collateral based on real-life IT at BetterCloud to share with customers and prospects, to help get people excited about IT and to build up the brand.
- Envisioned, wrote, and co-hosted a 20-episode YouTube series about SaaS Management called the SaaSops show, sharing best practices and topical IT topics.
- Created a system for employees called #BetterIdeas to submit ideas and bubble up areas of improvement to the org technology stack.
- Managed data cabling, perimeter security, and audio-visual implementation of 2 office build outs.

BUZZFEED, New York City, NY (04/13-07/19)

**Director of IT (03/19-07/19), Senior IT Manager (02/16-03/19),
IT Manager (01/15-02/16), IT Team Lead (01/14-01/15),
Senior IT Coordinator (04/13-01/14)**

- Grew internal IT organization from 2 IT coordinators to 26 IT specialists, senior members, leads and managers.
- Managed teams across 3 time zones globally that had varying focus, notably IT support technicians, AV engineers, security response, enterprise platform engineers, and network engineers.
- Coached managers on leadership skills, on handling performance issues with ICs, and trained senior technicians into junior lead roles. Partnered with Human Resources on people management initiatives.
- Coached team leads to meet with stakeholders on roadmap and project discussions.
- Owned IT departmental budget and worked closely with Finance and Legal departments on contracts and budgeting for the IT Team and all IT projects.
- Created IT Acceptable Use Policy and implemented Security response workflow for phishing emails etc.
- Managed and completed IT aspects of 5 full office build outs and worked with IT consultant company to complete build out of new 6 floor office housing over 600 employees.
- Managed cabling infrastructure build-out for Election 2016 live Twitter show and served as technical bridge between contract broadcasting firm and BuzzFeed stakeholders during the event.
- Entrusted with planning and management of all IT projects from conception to completion including a large data migration between 2 cloud file sharing providers, and initial JAMF's Casper Suite implementation.

CMIT SOLUTIONS, New York City, NY (08/10-01/13)

Network Engineer (08/10-01/13)

- Provided networking, software, and hardware support for over 100 small business clients which consisted of over 100 Windows servers and over 800 end user workstations (Mac OS X and Windows).
- Implemented helpdesk practices and procedures to create a triage system to ensure more efficient delivery of service to clients. Drove documentation standards to ensure the elimination of single points of failure on the team.
- Guided growth of the team by training incoming engineers.

NEW BRUNSWICK COMPUTING SERVICES, Piscataway, NJ (07/07-07/10)

**HD Supervisor (01/08-07/10), RESNET (05/09-07/10), Operator (01/09-07/10), HD
Consultant (07/07-01/08)**

- Supervised team of helpdesk consultants and provided tier 2 support for escalated issues.
- Participated in the hiring of 60 consultants and trained over 30 incoming consultants to provide superb customer service to users.
- Managed 5 direct reports, providing consistent feedback and participating in the review process.
- Wrote detailed documentation for both end-users and helpdesk consultants to assist with technical support.

Education & Certifications

The New School New York City, New York (08/10-05/12)

- Master of Fine Arts, Creative Writing. Concentration: Poetry.

Rutgers College New Brunswick, NJ (08/06-05/10)

- Bachelor of Arts, English.

BetterCloud Administrator Fundamentals (12/20)

Industry Leadership

The SaaSops Show (writer & co-host)

- [Youtube Playlist](#)

Writing

- [How we built a strategic IT roadmap](#)
- [A day in the life of a saasops leader](#)

Event Speaker

- BetterCloud Altitude 2020, Lessons Learned from Monitoring the BetterCloud IT Environment, & 2 Live SaaSops Shows
- Bettercloud Altitude 2018, IT Management Efficiency
- Bettercloud Altitude 2015, Cloud IT

Case Studies

- [Google - GSuite](#)
- [Egnyte](#)
- [BetterCloud](#)
- [Mover.io](#)

SaaS Stack

◆ Google Workplace ◆ BetterCloud ◆ Slack ◆ Dropbox ◆ Egnyte ◆ Zoom ◆ Blue Jeans ◆ PagerDuty ◆ Bamboo HR ◆ Namely ◆ Sapling ◆ Workday ◆ Charthop ◆ Zendesk ◆ Jira ◆ Confluence ◆ Okta ◆ Ally ◆ Meraki ◆ M365 ◆ Expensify ◆ Concur ◆ TripActions ◆ Lessonly ◆ Skilljar ◆ Coupa ◆ JAMF ◆ Intune ◆ Automox ◆ Code42 ◆ Crowdstrike ◆ Sophos ◆ LastPass ◆ 1Password ◆

City of Beacon City Council Agenda
05/27/2025

Title:

Appointment of Brian Donnelly to the Tree Advisory Committee

ATTACHMENTS

[Brian Donnelly Committee Application](#)

[Brian Donnelly Resume](#)



CITY OF BEACON

COMMITTEE APPLICATION

Name

Brian Donnelly

Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Committee(s) Of Interest

Tree Committee

Education Experience

I was exposed to tree varieties and learned details about them through my grandmother as a child. My childhood home has what is likely the oldest set of sassafras trees in Northwestern Pennsylvania, which is an object of pride for my father.

Formal Education: B.A. History, M.A. Teaching History, M.P.A. Nonprofit Management

Interests & Skills

I'm interested in identifying and learning about trees and plants. I enjoy cultivating moss and clover in my yard.

I volunteer for the Beacon Historical Society, and I volunteer for the Dutchess County Board of Elections.

Skills (from my resume): Relationship Building & Stakeholder Engagement; Educational Leadership & School Improvement; Strategic Planning & Program Development; Professional Development & Training Facilitation; Curriculum Design; Project Management & Cross-Functional Collaboration; Communication & Presentation Skills; Google Suite, Microsoft Office

Areas of Expertise (business, civic, and certifications)

I have a career background in public and private education (Pre-K - 12th grade) as well as public higher education administration.

I have experience in grant writing and grant management.

Reference Name

[REDACTED]

Reference Email

[REDACTED]



CITY OF BEACON

COMMITTEE APPLICATION

Reference Phone Number

[REDACTED]

Reference Relationship

[REDACTED]

Digital Signature

Brian M. Donnelly

Brian M. Donnelly

Over 30 years of experience in creating educational pathways and opportunities for students underserved in the public school system and underrepresented in higher education through program leadership, innovative school model design, public-private partnerships, curriculum design, staff development, and classroom instruction

EXPERIENCE

Early College Pathway Development Consultant, Commonwealth of Massachusetts

Jobs for the Future (JFF) - Boston, MA Aug 2022 - August 2024

Served as Early College development coach for the MA Department of Elementary & Secondary Education (DESE)'s five "Full-School Impact" grant schools focused on assisting partnerships in creating systems and structures that advance Massachusetts' five Early College Guiding Principles.

Bristol Community College (BCC) - Fall River, MA May 2022 - Jan 2023

Led the College Access Office initiatives while college leadership searched for a new program director, including Early College designation applications, grant management (Early College, CDEP, private), team management, and school partnership management in order to ensure that Bristol continued to offer robust dual enrollment, CVTE, and Early College opportunities for high school students in the southeast region of Massachusetts.

The Massachusetts Alliance for Early College (MA4EC) - Boston, MA 2021- 2022

Provided technical assistance in the form of research, stakeholder interviews and reporting to this newly launched non-profit dedicated to closing the college degree earning gap of Black and Latine students by 25% through the dramatic expansion of Early College programs throughout the Commonwealth of Massachusetts.

Director

The Early College Initiative (ECI), The City University of New York (CUNY) - New York, NY 2007- 2021

Initially began as a Program Officer working with a handful of Early College schools in their earliest stages of development and grew into the Director position with a network of 20 Early College schools and programs with nearly 10,000 students, including schools such as P-TECH Brooklyn, Kingsborough Early College Secondary School, and Energy Tech High School.

- Created new public-school models and developed structures and policies that supported their success in order to better address the needs of students underserved in the public school system and underrepresented in higher education
- Cultivated and invested over \$6 million of public and private funding in Early College partnerships each year
- Enlisted CUNY college partners that provided associate degree opportunities and stackable credentials for high school students
- Cultivated employer partnerships for Early College & Career schools ('P-TECHs') to meet various workforce development needs for students related to their degree programs
- Recruited and hired school leaders as well as college staff to plan educational programming
- Supported the ongoing development of college-going school cultures through staff development, student programming, scope and sequence program design, career skills mapping as well as implement comprehensive student support systems in collaboration with partner colleges
- Enabled the improvement of literacy and numeracy skills by enlisting the support of vendors to help partnerships engage in instructional improvement and curriculum development
- Facilitated ongoing school network collaboration for the benefit of school and college staff as well as enlisted the support of a wide array of CUNY offices, programs and workforce development entities to provide resources and opportunities for students
- Conducted ongoing evaluation with [CUNY REPS](#) of various school models' abilities to meet mission and goals
- Recruited and managed a team of up to 7 ECI staff to meet the unique needs of the various school models

Director, Social Studies Custom Curriculum

Kaplan K12 Learning Services - New York, NY 2003 – 2007

- Conducted district-wide needs assessments to design curriculum that addressed the challenges faced by low-performing schools that aligned with research-based best practices
- Developed standards-aligned curriculum materials, including course outlines for year-long curricula, lesson planning materials, and assessments
- Collaborated with district administrators, teachers, and CBOs through all stages of curriculum development
- Built consensus among various district partners around curricular and instructional approaches
- Conducted professional development sessions for partner school districts
- Hired staff and managed workflow of account managers, writers, editors, designers, production artists, and proofreaders on time-sensitive project deadlines

Curriculum and Training Manager

Common Cents – New York, NY 2002 – 2003

- Created and led training sessions for participating teachers in the three phases of the Penny Harvest Program, the largest child philanthropy program in the United States
- Developed a network of experienced educators who served as consultants and trainers
- Identified and synthesized research on topics relevant to service-learning and youth development
- Mentored and trained five Common Cents Fellows in the implementation of the curriculum
- Coordinated and trained over 200 volunteers for the annual Penny Harvest “Tonathon”

Curriculum Developer

Kaplan K12 Learning Services - New York, NY 2000 – 2002

- Created the following test preparation courses: the New York State Social Studies Teacher Certification as well as the United States History Regents, and the Global History and Geography Regents for students
- Created Professional Development Social Studies Guide for grades 4 and 8 for New Jersey and Georgia, and the Standards of Learning student test preparation course in U.S. History for the Commonwealth of Virginia

History Teacher

High School for Leadership & Public Service - New York, NY 1996 – 2000

- Designed and implemented a cross-disciplinary U.S. History - American Literature course for grade 11, and taught Global History I-IV for grades 9 and 10
- Led students in extracurricular activities including Senior Class Activities Coordinator and Yearbook Advisor
- Coordinated a variety of efforts with College Transition Office that included college information sessions and composing letters of recommendation each year for most the members of the senior class

Sixth Grade Teacher

St. Vincent Ferrer School - Brooklyn, NY 1994 – 1995

- Designed and implemented lessons in math, language arts, science, social studies, religion, music, and art

Art Teacher

Our Lady of Guadalupe School - Houston, TX 1991 – 1992

Served as a volunteer teacher with the Jesuit Volunteer Corps ([JVC](#)), an organization that serves low-income and immigrant communities, at Our Lady of Guadalupe School, the oldest Roman Catholic grade school in Houston

- Created and implemented daily art lessons for 200 preschool through eighth grade students
- Established an annual art exhibit that raises private funds for the school at the Arte Americas Gallery

EDUCATION

Baruch College, School of Public Affairs, Master of Public Administration: Nonprofit Management, *May 2013*

Columbia University, Teachers College, Master of Arts in Social Studies Education, *Feb 1996*

Boston College, Bachelor of Arts in History, Academic Scholarship Student, *May 1991*

University College Cork, Republic of Ireland, Political Science & History Program, *1989-1990*

AWARDS

Teachers Who Make A Difference Award: *Jan 2000* - Honored as a teacher who “played a significant role in the life” of one of the inaugural New York Times Scholarship Program recipients, granting \$10,000 from the Charles H. Revson Foundation to the High School for Leadership & Public Service

COMMUNITY INVOLVEMENT

Election Poll Inspector, Dutchess County Board of Elections, *2022 – present*

Beacon Historical Society, Volunteer, *2020 – present*

SAGE (Advocacy & Services for LGBTQ+ Elders), Friendly Visitor, *Weekly from Aug 2009 – June 2018*

SAGE, Community Advisory Board Member, *Jan 2011 – Jan 2012*

Hetrick-Martin Institute, After-School Tutor for high school students, *Mar 2007 – June 2007*

New York City Department of Education, Mentor for high school student, *Oct 2004 – Jan 2006*