



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

**March 3, 2025
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

2025 State of the City Address

[2025 State of the City Address](#)

Community Segment

[Dutchess County Transportation Council Presentation on the Proposed Beacon-Hopewell Rail Trail Project](#)

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 31: Appointing Bryan Murphy to the Position of Building Inspector II](#)
2. [Resolution No. 32: Approving 2024 Length of Service Award Program \(LOSAP\) Contributions](#)
3. [Resolution No. 33: Referring a Proposed Local Law Amending the Zoning Map Concerning East Main Street to the City of Beacon and the Dutchess County Planning Boards](#)

Approval of Minutes

1. [February 18, 2025 Minutes](#)

Public Comment - Second Opportunity

Announcement of Next Workshop: March 10, 2025 at 7:00 p.m.

Executive Session

1. [Executive Session \(Real Property\)](#)

Adjournment

City of Beacon City Council Agenda
03/03/2025

Title:

2025 State of the City Address

ATTACHMENTS

[2025 State of the City](#)

[2025 State of the City - Slide Deck](#)

State of the City of Beacon Mayor Lee Kyriacou – 3 March 2025

As Mayor, I am pleased to present this evening Beacon's "State of the City" to the City Council, to our audience listening tonight, and to all our residents. I'd like to use this as an opportunity to highlight our achievements in the past year and to outline our goals for the coming one.

In a word, the State of the City remains **excellent** – with 2024 bringing a new central fire station and major investments, while maintaining our solid financial position. What makes this so amazing is how far our City has come in the last 30 years or so – transforming from a tired factory city to a reimagined one, with a reinvigorated historic Main Street and a quality of life that attracts newcomers, investment and visitors – a beacon for other communities to follow.

As I enter my sixth year as Mayor, let me begin by thanking the community for placing its confidence in me. I look forward to working with the entire Council to continue building upon not only last year's successes but also the decades of efforts of prior mayors and councils.

As I have said in prior State of the City presentations, my overall commitments to you as Mayor of our City include the following:

1. **Financial Discipline**: Minimizing property tax increases, by prioritizing city expenses, and finding non-property tax revenue sources.
2. **Public Safety**: Modernizing our firefighting infrastructure; attracting and retaining our first responders.
3. **Infrastructure Investment**: Continuing the modernization of our roads, sidewalks, water supply, and wastewater treatment.
4. **Quality of Life**: Investing in our parks, our recreation programs and other efforts that improve our day-to-day quality of life.
5. **Climate Leadership**: Cost effectively making our community an environmentally sustainable one.
6. **Good Government**: Running a professional, effective and open government.

I will review our accomplishments in each of these areas in 2024, and our plans for 2025.

1. **Financial Discipline**. Beacon's financial health remains the best it has been in the decades. We have undertaken some major capital projects – fire station, roads and sidewalks, water and wastewater, parks and quality of life, plus investing in our people – while keeping property tax increases modest. This has required fiscal discipline and prioritization, managing new private construction that increases our tax base, and finding non-property tax sources of funding.

- **2025 City Budget**: The Mayor proposed and the City Council passed a \$35.9 million combined operating budget for 2025.

- **Lower Tax Rate:** The City's tax rate fell to \$5.70 per \$1,000 of assessed value – the lowest rate since 2009. For comparison, that tax rate is over \$10 for the cities of Poughkeepsie and Newburgh. We expect to continue lowering the City's tax rate with new construction and increases in value of existing properties – to make sure that residents are not overburdened.
- **Modest Overall Tax Increase:** The City's 2025 total tax levy of \$13.2 million was an annual increase of 3.8%, well below inflation and the State Property Tax Cap. For comparison, the cities of Poughkeepsie and Kingston enacted 9% increases.
- **Higher Sales Tax Revenue:** As most of you know, I negotiated a 10-year sales tax sharing agreement with the County starting in 2023. Beacon's share of County-wide sales taxes in 2024 was a record \$6.1 million; it's up \$1.3 million from two years ago – equivalent to 10% of our property tax revenue.
- **Revenue from New Construction:** The City and taxpayers continue to benefit from new property construction and renovations, which added \$37 million last year to Beacon's tax base, and \$178 million in the past five years. These contribute new property tax revenue – the equivalent of a 1.5-2.0% of property taxes citywide – which reduces the property tax burden of current taxpayers.
- **New Revenue Sources:** The Mayor's 2025 Budget added two new revenue sources to help reduce pressure on property taxes – a 2% occupancy tax on hotels and short-term rentals, and a share of the state cannabis tax from dispensaries in the City.
- **Fiscal Management:** The Mayor, City Administrator and Finance Director spend much of our time focusing on the City's finances – seeking non-property tax sources of revenue, prioritizing and timing our spending, and borrowing only what we need to with the City's strong Aa2 Moody's bond rating that lowers borrowing costs.

2. High Quality Public Safety. Beacon continues to provide a safe community, with a great first responder team that provides rapid response times for police, fire and ambulance services.

- **Central Fire Station.** Our largest accomplishment of 2024 was the on-time, on-budget opening of the City's new \$15 million fire station. After more than 20 years of studies and debate, I required the reuse of the 1980s Tompkins Hose firehouse, trimmed down to the essentials, and negotiated new sales tax revenue. This not only minimized property tax funding, but let us invest in an all-electric facility with geothermal heat, and in a beautiful and historically appropriate brick façade at the gateway to Main Street.

In November, I was honored to join elected officials and almost 300 residents for a ribbon cutting and community celebration. The station houses all our firefighters in one location with state-of-the-art equipment – which has already improved operations, training and safety. It also honors the proud history of our three volunteer companies with memorials in front of the building and displays of extensive memorabilia inside. In 2025, we will be selling our two obsolete firehouses, which is essential for financing a portion of our new one – with protections to ensure historic preservation. We will also

be seeking to replace our current ladder truck, which, while not yet outdated, is costing more than expected to maintain.

- **Police:** We added another civilian police dispatcher in 2024, which is both cost-effective and frees up officers to be out in the community. That said, our Police Department has many vacancies – a national issue, with retirements and attrition outpacing recruitment and training. We were able to promote many of our existing officers, including the appointment of our new Chief, Tom Figlia. Working with our senior officers and police union, the City is pursuing ways to attract and retain officers, including increased pay and other benefits. These efforts are starting to pay off, as we are slowly filling openings, but also incurring higher overtime expense in the interim.
- **EMS:** The City provided its second year of funding for BVAC (Beacon Volunteer Ambulance Corps), and advanced life support services from *Ambulnz*. We continue to work with both to improve capacity and maintain excellent response times.

3. Record Infrastructure Investment. Over the past four years, the City has implemented or advanced more than \$40 million in major capital investments for our public facilities. We continue to methodically modernize and improve our century-old infrastructure, with phased timing of project expenses and maximizing non-property tax funding.

- **Rebuilding Fishkill/Teller Avenue.** The other major project of 2024 was finally completing preparations and launching the rehabilitation of Teller and Fishkill Avenues. This effort dates back to 2001, and had City Administrator Chris White not prioritized the time-intensive right-of-way acquisition process and final engineering design, we would have lost \$9 million in federal/state funding. The work is more than half complete and on time – despite unexpected below-ground discoveries – and is slated for completion by the Summer of 2025.
- **Roads & Sidewalks:** In 2024, our Highway Department milled and repaved 28 streets (4.25 miles), continuing our yearly cycle of systematic repaving. We installed 34 ADA curb ramps, sidewalks on West Center Street, and rebuilt the exterior staircases at City Hall from Beekman up to Main. In 2025, we will extend sidewalks and repave Route 52 to the City limit, rebuild the Wolcott Avenue sidewalk along South Ave. Park, repave more streets plus the parking lots at Memorial Park and Van Nydeck, and continue to stripe side streets off Main Street to improve parking.
- **Water & Sewer:** The Water Department began a citywide water meter replacement project in 2024, installing “smart” meters that allow the City and residents to monitor water usage online. We also continued to modernize the City’s aging sewer system with the construction of a new West Main pump station and force main, and rebuilt the box culvert for water runoff under Washington Avenue. We will complete these projects in 2025, and begin replacement of the Mount Beacon water supply tank.
- **Wastewater Plant & Transfer Station:** In 2024, we upgraded the Wastewater Treatment Plant’s primary settling tanks, and renovated staff locker room and showers.

We also did a full window replacement and clean-out of our recycling center / old incinerator building. In 2025, we will replace the wastewater dewatering system and aeration blower; we just completed its roof replacement at a substantial cost savings.

- **City Hall / Court Building.** This year we are making improvements to our municipal building – using City staff to save cost – including renovating the Police locker room and dispatch area, exterior and interior painting, and reconfiguring the City’s clerk window.
- **Dummy Light:** Our much-loved and much-rammed Dummy Light survived the year intact. Maybe all the striping and signage helped.

4. Enhanced Quality of Life: We continued to increase the programming budget and make capital investments in parks and recreation, as well as other aspects of our community’s quality of life – funded in large part from new construction that adds to our property tax base and provides recreation fees. With careful planning and community input, we continue to steer our zoning and planning processes to make Beacon a sustainable and livable city.

- **Memorial Building:** With our veterans, we celebrated the 100th anniversary of the City’s Memorial Building on Main at Teller. This is the only municipal building in the region built and maintained to honor veterans. We have forged a great partnership with veteran groups, winning substantial outside grants to modernize the building, and more extensive use of it by veterans and the entire community. Expect more events in 2025 and 2026 as we approach our nation’s 250th birthday.
- **Recreation & Parks Budget:** The City’s 2024 spending on Recreation and Parks exceeded \$1,000,000 for the first time ever, which included a new full-time staff member. Ten years ago, it just over \$300,000. This prioritization of tax dollars has afforded a large expansion of programs for youth, seniors and the community. Plus, those numbers do not include large capital spending to upgrade our parks.
- **Park Investments:** 2024 saw the reconstruction of the **Wee Play** toddler playground in Memorial Park, with new play structures, surfacing, fencing and site amenities. In 2025, at **South Ave Park** we will refurbish tennis and basketball courts, and install public bathrooms; **Memorial Park** will see upgrades to the skate park, fencing and parking.
- **Main Street:** Last Fall, our Main Street was one of three in New York named as the cleanest Main Streets in America. This recognition complements Beacon’s “Walkers Paradise” listing, where we received a walkability score of 96 out of 100.
- **Beacon Rail Trail:** At the City’s urging, Dutchess County Planning is engaged in a feasibility study to convert the Beacon-Hopewell rail spur into a rail trail. We are encouraged that this study will build momentum for the next steps of engineering design and funding. I have made the Rail Trail my top priority for 2025, and am excited at the prospect of a rail trail connecting our waterfront and Main Street to the 700-mile Empire State Trail system.

- **Fjord Trail to Cold Spring:** As Mayor, I recently testified on my strong support of the proposed Fjord Trail from Beacon to Breakneck Ridge (and maybe to Cold Spring). The City is partnering with the Fjord Trail for them to build a trail maintenance facility at our Transfer Station. Our partnership will help to accelerate trail construction in Beacon, which will connect to our parks, trails and train station.
- **Route 52 Concepts Committee:** This Committee has made progress on envisioning how Route 52 will shift gradually from largely commercial and industrial uses to include more mixed residential and retail uses. That includes planning for connections to the directly adjacent Rail Trail, and an access road to our schools and Camp Beacon area.
- **Encouraging Housing and Affordability.** Dutchess County Planning has recognized that Beacon continues to do more than its fair share to improve housing and affordability in Dutchess County, with almost 30% of Beacon’s rental units in affordable programs (second only to the City of Poughkeepsie). We have encouraged the County to look at developing part of its DMV lot on Main Street to include affordable units. The State has recognized Beacon as a Pro-Housing Community, opening up funding options. Metro North is reviewing proposals to build housing on top of its north parking lot – fully consistent with current zoning, with 10% of units with below market rents. In addition, New York State has just announced that Beacon qualified for State funding for homeowners to build accessory dwelling units under the Plus-One ADU program.

5. Climate Leadership. As lifelong environmentalists, Chris and I are committed to making Beacon a cost-effective model of sustainability in the Hudson Valley. Beacon was one of the first (and one of only 15 of 1,600 local governments in New York) to achieve the State’s highest Silver-Certified Climate Smart Community status – which gives us access to grants that fund additional sustainability efforts.

- **Highway Garage Solar / 100% Renewable Electric:** In 2025, we expect to install a photovoltaic system atop the City’s Highway Garage to add to the City’s self-generated electric capacity. The City generates over 70% of its electric needs from solar arrays, and purchases Renewable energy Credits for the rest.
- **Green Municipal Fleet / EV Charging Stations:** The City will continue to grow its all-electric and hybrid fleet in 2025, taking advantage of State Climate Smart grants to finance the purchases. We added EV charging stations at our fire station lot, and this year will see additional chargers installed at other municipal sites.
- **Green Central Fire Station:** Our central fire station is fully environmentally sustainable – one of the first regionally with all-electric, high efficiency insulation, geothermal heating/cooling, and natural lighting.
- **Municipal Composting:** In the past year, we’ve continued to grow our popular municipal composting program. We increased the number of composting totes, wash them each week at pickup, and provided clearer instructions.

- **Trees & Pollinators:** In 2024 we earned our longstanding status as a Tree City, planting 55 trees, including a new program for property owners to purchase and plant trees at a large discount. We also expanded our pollinator footprint, with a 2,500 square feet of pollinator patch in front of the City's Hiddenbrooke rural park.

6. Good Government: All the above projects could not have been done without the ongoing effort of our City's workforce and managers, who have saved taxpayers hundreds of thousands of dollars – by preparing building sites, doing in-house renovations, and managing effectively. Chris and I are committed to providing residents of Beacon with a professionally-run city – one that uses taxpayer funds effectively, provides superior infrastructure and services, is responsive to residents, that empowers department managers, and develops our employees.

- **Labor Relations:** The City Administrator and I have a strong collaborative relationship with our employees and three unions. In late 2024, we negotiated a new three-year contract with CSEA for half the City's workforce. In light of higher inflation in 2021 and 2022, this agreement provides a sizeable three-year salary increase. In 2025, the City will be negotiating new contracts with our police and fire unions.
- **Attracting Quality Workforce:** Our investments in staff and management style are paying off, as the City is becoming known as a local employer of choice. That allows us to attract and hire strong and motivated candidates. Our new City Planner joined in 2024, and our full-time HR Director continues to improve workforce policies, training and support. We are in midst of hiring a new Building Inspector, and expect first responder hires to come.
- **Transparency:** Beacon continues to record, livestream and air on cable all Council , Planning and Zoning board meetings. We regularly share City news on our website, with the press, and via social media/YouTube. That makes us a leader in the region for our accessibility, inclusion and transparency. We are here to serve you.

Final Words. As I said at the start, the state of Beacon remains excellent. Together we have accomplished much during my five-plus years as Mayor, and I look forward to the goals we have laid out for 2025.

I want to thank our City Council, the employees of the City, including our department heads, and our City Administrator, who make it all happen, as well as all the residents who volunteer their time for the City and the community in so many ways.

The focus of my community service across more than three decades has been the City of Beacon – 18 years as a City Councilman and now my sixth year as Mayor. It is an honor to serve the community I love. Onward.



City of Beacon: State of the City

March 2025



City of Beacon: State of the City 2025

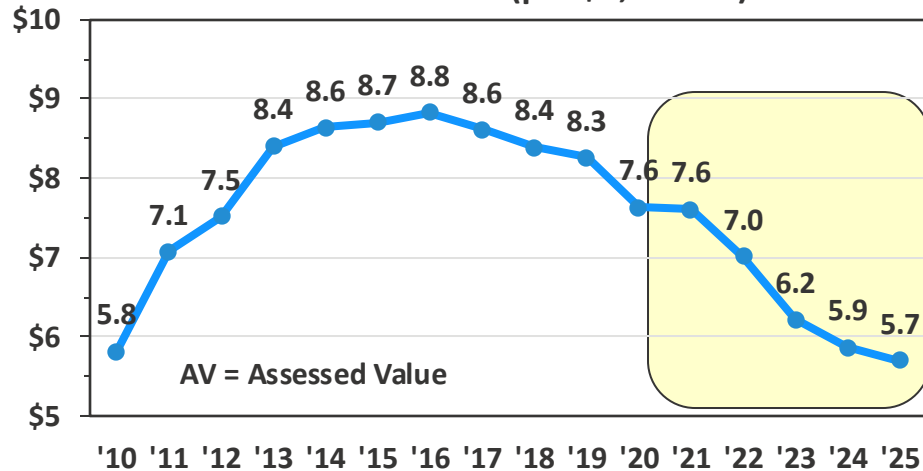
State of the City: Our Commitments

- 1. Strong Financial Discipline**
- 2. High Quality Public Safety**
- 3. Record Infrastructure Investment**
- 4. Enhanced Quality of Life**
- 5. Climate Leadership**
- 6. Good Government**



1. Strong Financial Discipline

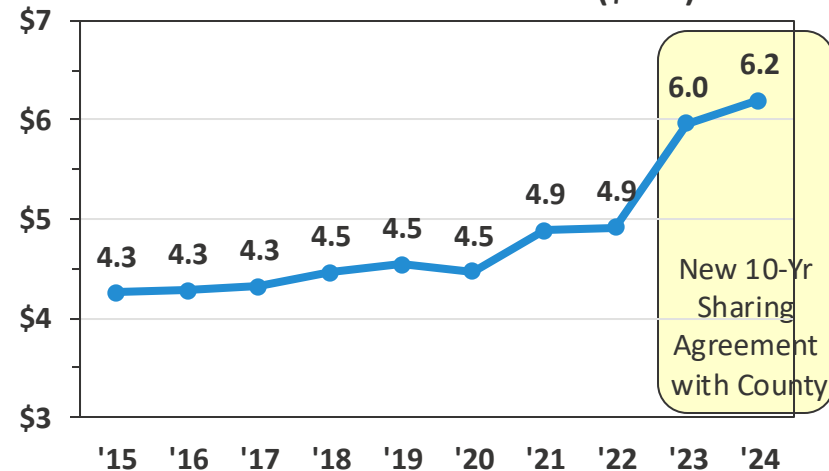
Homestead Tax Rate (per \$1,000 AV)



- Lower residential tax rate every year
- \$178 mil of new taxable properties in five years → avoided 11% tax increase
- Total tax increase below state tax cap
- New sales tax revenue: >\$1.3M more in '24 and growing over 10 years

Beacon Property Taxes	2021	2022	2023	2024	2025
Property Tax Growth	2.6%	4.6%	1.7%	2.0%	3.8%
• New Construction	2.2%	1.7%	3.0%	2.4%	1.9%
CPI Inflation (%)	7.0%	6.5%	3.4%	2.9%	~2%e

Beacon Sales Tax Revenue (\$ mil)



2. High-Quality Public Safety – New Central Fire Station



- \$15 mil project; state-of-the-art firematics
- All-electric, geothermal, super insulated
- On time, on budget; no large tax increase



3. Record Infrastructure Investment

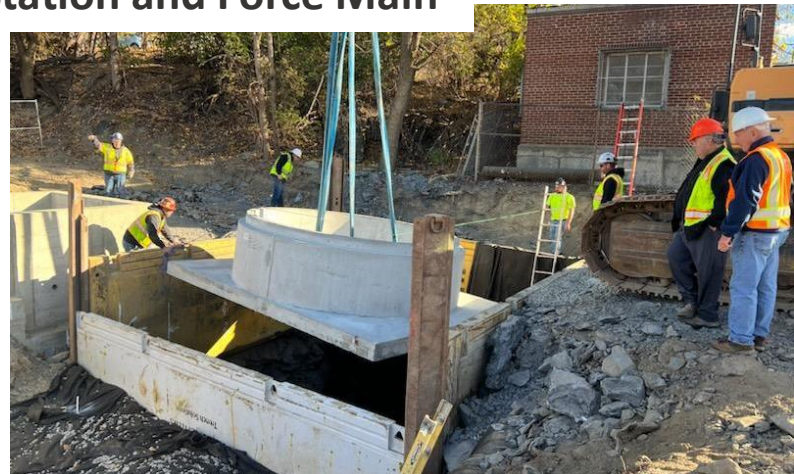
- Rebuilding Fishkill/Teller Ave – state/federal funds
- Ongoing water/sewer/stormwater projects
- Repaving streets/lots; rebuilding sidewalks



3. Record Infrastructure Investment

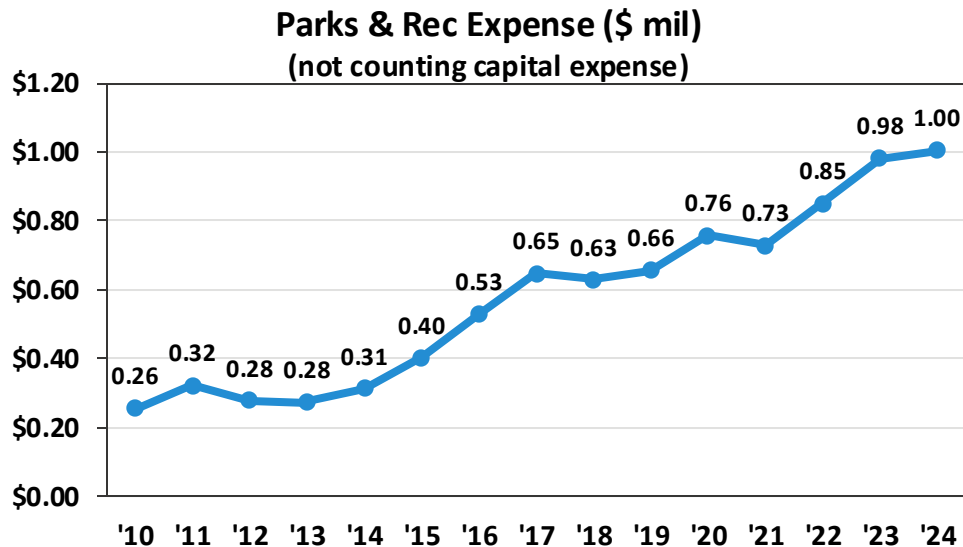


West Main St Pump Station and Force Main



4. Enhanced Quality of Life

- Wee Play Tot Park rebuild
- Major expansion of Rec programming
- Investing in parks, Memorial Building
- Supporting Fjord Trail, Beacon Rail Trail



Walker's Paradise

Daily errands do not require a car.



City of Beacon: State of the City 2025



5. Climate Leadership

- Silver Status as Climate Smart Community
- City electric is 100% renewable energy
- City EV/hybrid fleet, EV charging stations
- Expanded composting program
- City tree program & pollinator gardens



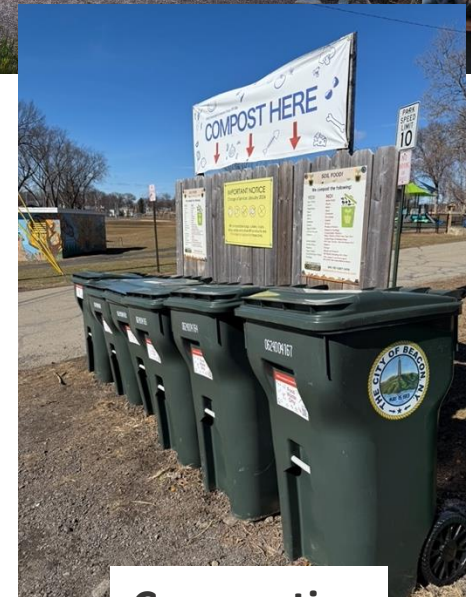
EV Chargers



Future Fjord Trail & Rail-Trail



Tree Program



Composting



City of Beacon: State of the City 2025

Thank You Beacon



We are all honored to serve you.

Full State of the City available on City of Beacon website at www.beaconny.gov



City of Beacon: State of the City 2025

City of Beacon City Council Agenda
03/03/2025

Title:

Dutchess County Transportation Council Presentation on the Proposed Beacon-Hopewell Rail Trail Project

ATTACHMENTS

[Dutchess County Transportation Council Presentation on the Proposed Beacon-Hopewell Rail Trail Project](#)

Beacon Hopewell Rail Trail Study

Council Meeting – City of Beacon

March 3, 2025

DUTCHESS COUNTY
TRANSPORTATION COUNCIL

Better ways from here to there

Today's Presentation:

- Introductions
- Study Goals
- Progress to Date
- Public Outreach
- Existing Conditions
- Trail Concepts
- Next Steps
- Open Discussion



Advisory Committee

- Dutchess County (Public Works & Planning)
- NYSDOT Region 8 (Planning)
- MTA/Metro-North Railroad
- **City of Beacon**
- Town of East Fishkill
- Town of Fishkill
- Village of Fishkill
- Scenic Hudson/Hudson Highlands Fjord Trail



**BEACON-HOPEWELL
RAIL TRAIL
STUDY**

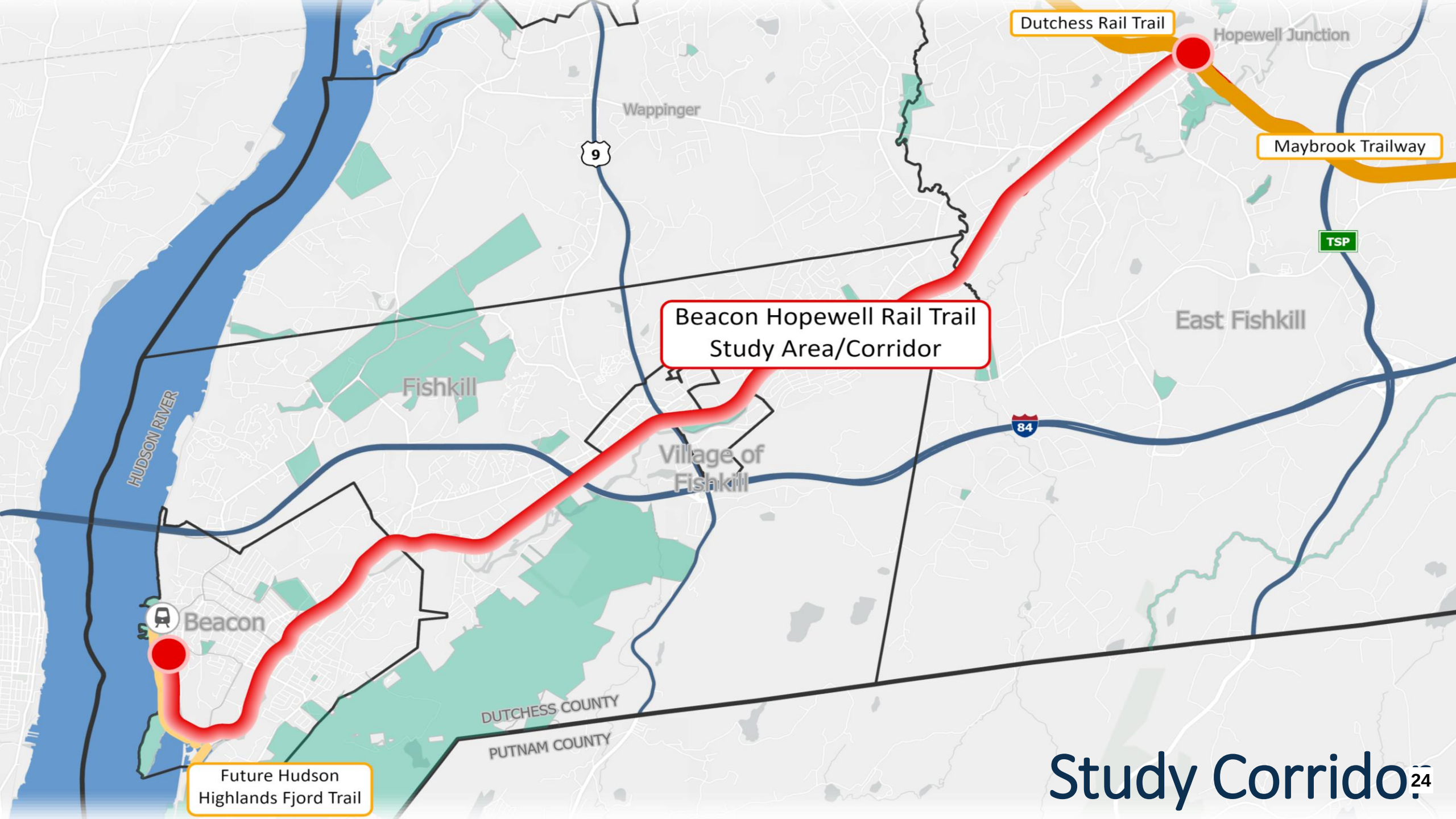
Consultant Team:

- Barton & Loguidice
- AKRF
- FHI Studio

Study Goals

Evaluate the infrastructure needs and priorities for a potential Rail Trail along a 13-mile section of the Beacon Line

- Task 1: Inventory and assess existing conditions - DONE
- **Task 2: Draft design concepts** –Trail concepts, Access & Trailhead Locations, Road Crossing Alternatives, Identification of Challenges, Trail Amenities
- Task 3: Final Concept Plan – Cost Estimates, Phasing Recommendations, Funding Sources, and Recommendations



Dutchess Rail Trail

Hopewell Junction

Maybrook Trailway

TSP

East Fishkill

Beacon Hopewell Rail Trail
Study Area/Corridor

Fishkill

Village of
Fishkill

84

Beacon

DUTCHESS COUNTY
PUTNAM COUNTY

Future Hudson
Highlands Fjord Trail

Study Corrido. 24

Progress to Date

- **Metro-North rail banking**

- Surface Transportation Board (STB) decision (February 2024)
- Progressing study with analysis of 'Rail to Trail' and 'Rail with Trail'

- **Fieldwork completed** (April 2024)

- **Initial public outreach**

- Website: www.beaconhopewellrailtrail.com
- Online survey
- Pop-up events – Beacon & East Fishkill (May 2024)

Study Website



www.beaconhopewellrailtrail.com

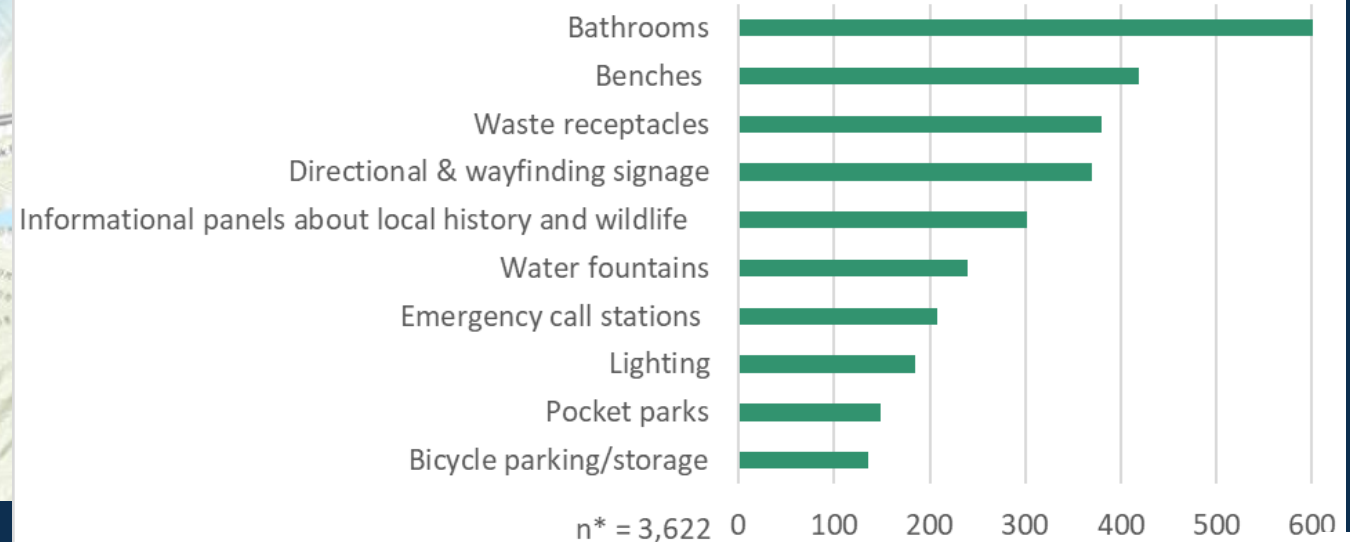
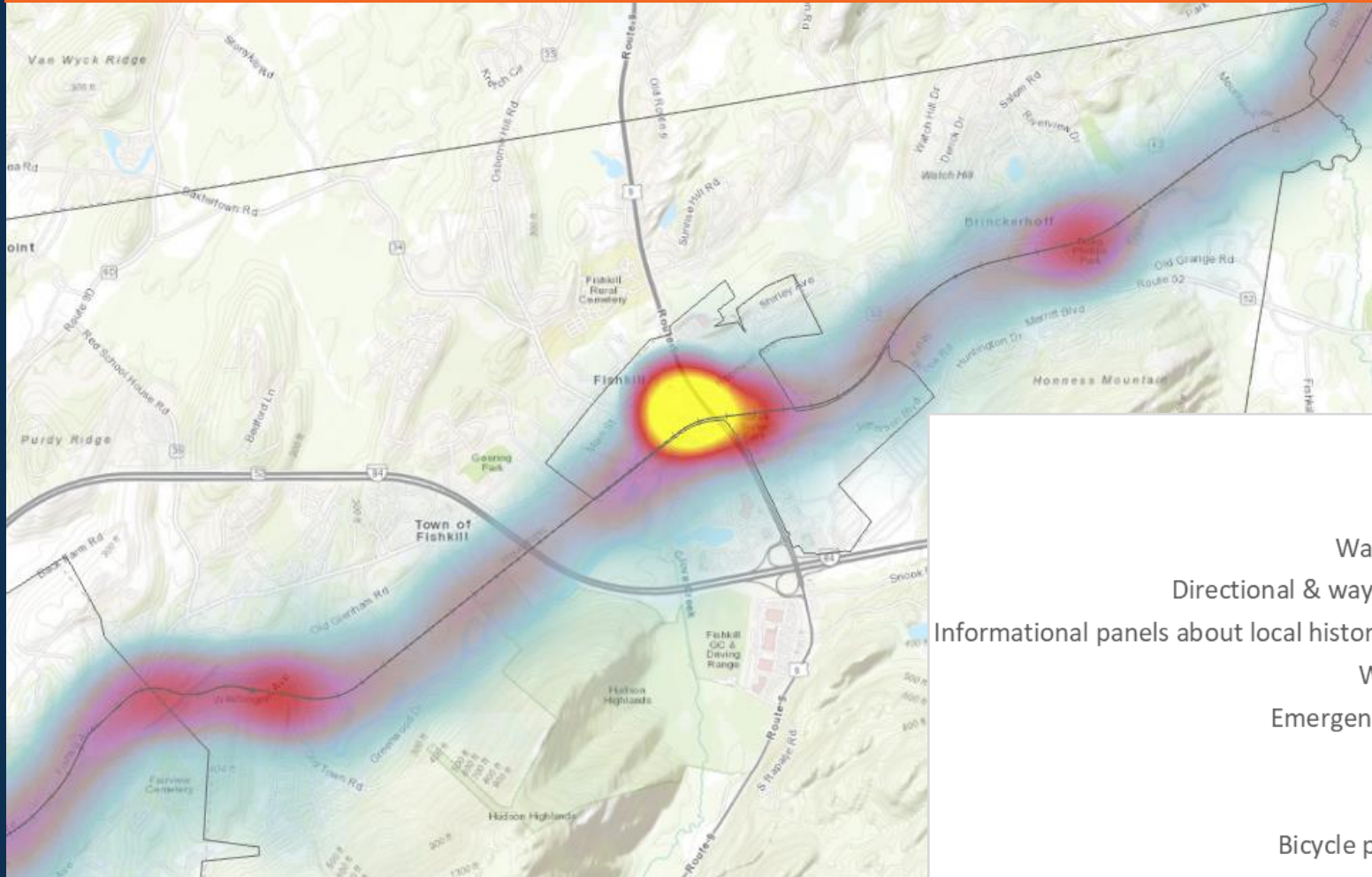
Public Survey

We received over 1,350 responses to the online survey!

- **95% supported a rail trail on the study corridor**
- Key considerations: connecting to destinations & neighborhoods, ensuring accessibility, and making it safe and secure
- Key amenities: restrooms, benches, waste receptacles, wayfinding signage
- Key uses: biking, walking, and connecting to other trails

Public Survey

Identify where on the trail you would like to see these amenities.



Progress to Date (Cont'd)

○ **Traffic assessment**

- 7 study intersections
- City of Beacon: Churchill St and E. Main St.

○ **Utility Coordination**

- Central Hudson Gas & Electric Meeting (July 2024)
 - Reviewed crossing points; Feasibility of overhead electric relocations
 - Safety concerns at substation; Maintain access to system
- Con Edison – Future meeting

Progress to date (Cont'd)

- **Existing Conditions Report** (October 2024)
 - Report posted on [Study Website](#)
 - Majority of corridor is in good condition
 - Manageable challenges; extensive opportunities for connectivity
- **Presented trail concepts to Advisory Committee** (December 2024)
 - Rail with Trail concept poses many challenges
 - Rail to Trail concept preferred; fewer overall impacts to the corridor

Trail Concepts - Comparison

Rail to Trail

- Re-use existing ballast stone & bridges
- Minimal impacts to environmental features like wetlands, floodplains, & established forests
- Remove railroad steel rails & wood ties
- Adaptive re-use of a transportation corridor
- Little to no ROW acquisitions required

Rail with Trail

- Railroad tracks/ties remain in place
- Trail offset from tracks 20-25 ft
- Significant construction costs due to new bridges, culvert extensions, & significant fill
- Extensive environmental impacts to wetlands, floodplains & tree clearing
- Physical constraints such as rock cuts, buildings, Fishkill Creek, roadways (Beacon)
- ROW acquisitions required

Existing Corridor Conditions



Overall Corridor

Physical characteristics, dimensions, ballast, drainage, road crossings, etc.



Structures

Bridges & Overpasses



Natural Resources

Streams, wetlands, floodplains, historic & cultural resources, endangered species, equity, etc.

Overall Corridor

The railroad corridor was found to be in generally good condition.



Ballast: 75% in good or excellent condition



Drainage: 14 large culverts, 9 small culverts, 2 washouts



Access Points: 5 Parks, 4 informal access points



Utilities: Electric, communications, water, gas, sewer



Road Crossings: 7 major, 21 minor road/driveway

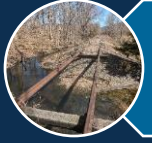
Natural Resources



Vegetation & Trees: No significant issues



Streams: 3 named & 3 unnamed watercourses



Wetlands: Fishkill & East Fishkill



Floodplains: 5 miles of corridor in some type of floodplain

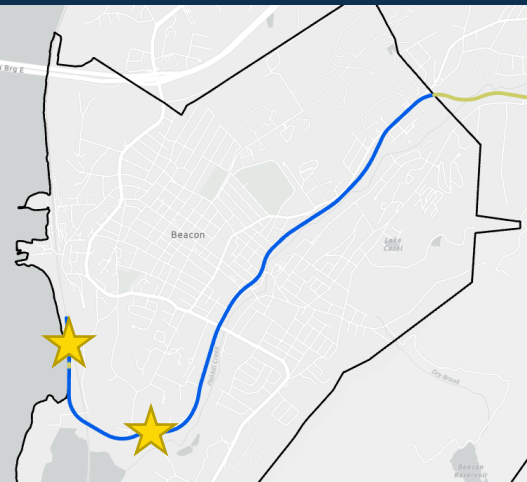


Cultural Resources: Near historic areas and parks



Species: Indiana Bat, Bog Turtle, Monarch Butterfly

Railroad Corridor – City of Beacon

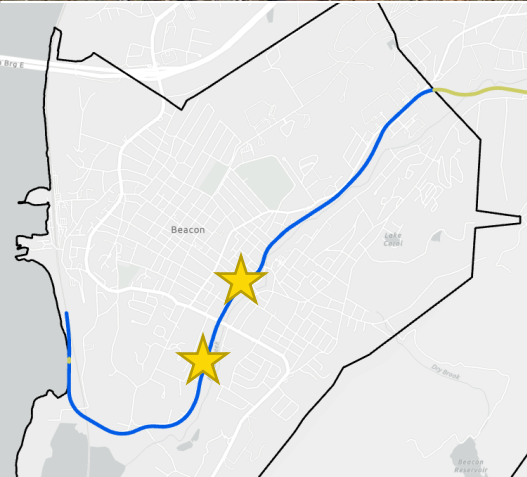


Railroad Corridor – City of Beacon

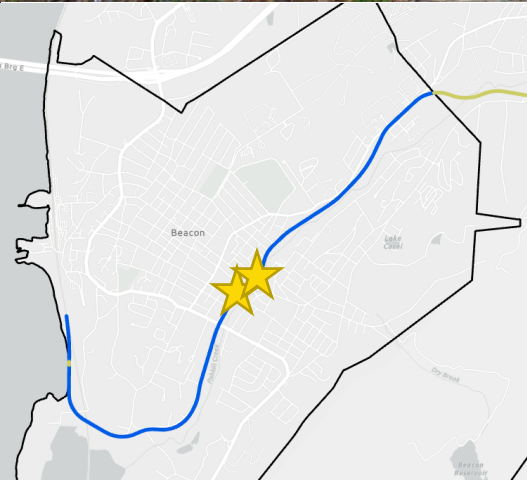
Looking east along Tioronda Ave



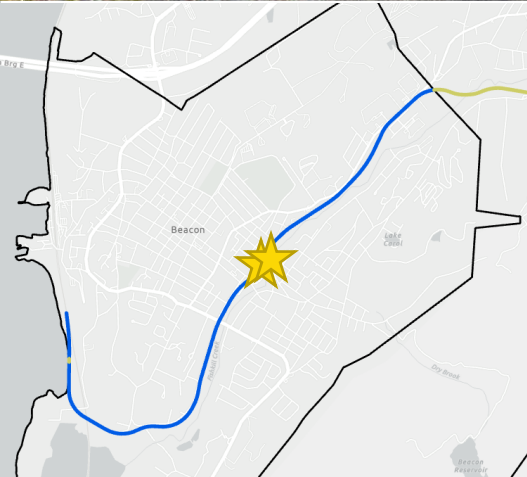
The Silos Beacon LLC, encroachment into corridor



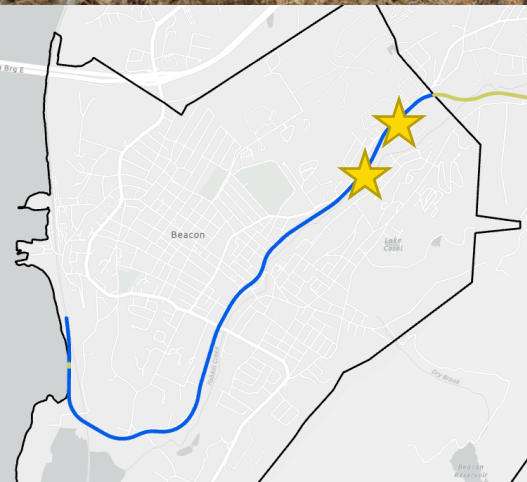
Railroad Corridor – City of Beacon



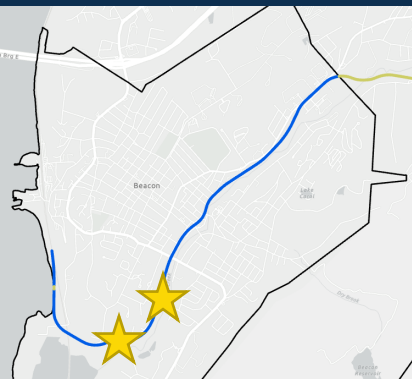
Railroad Corridor – City of Beacon



Railroad Corridor – City of Beacon

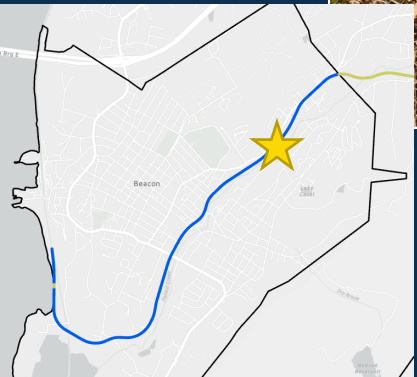


Drainage Characteristics - Small Culverts



Drainage Characteristics - Large Culverts

Large Steel pipe from Carvana parking lot



Box Culvert under RR Trac41

Drainage Characteristics - Uncontrolled Drainage Crossings

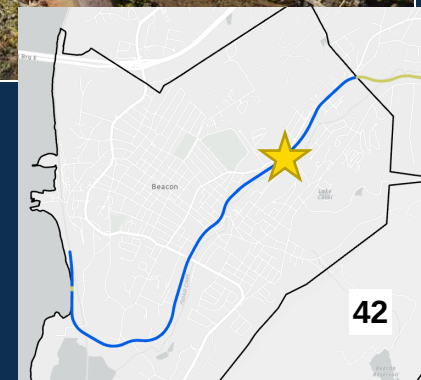
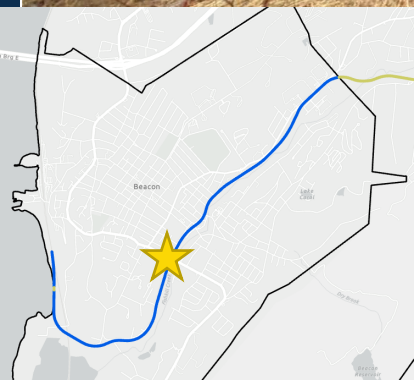
East of Route 9D Overpass



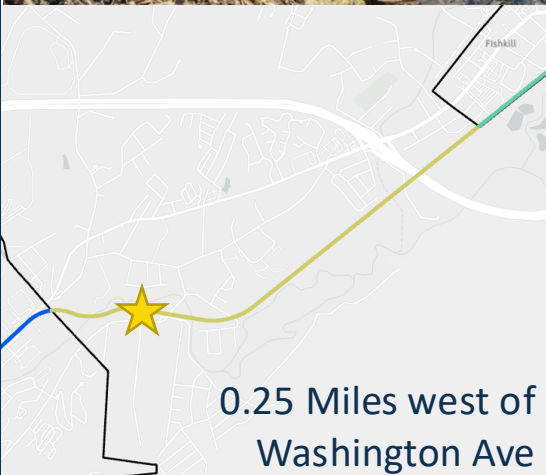
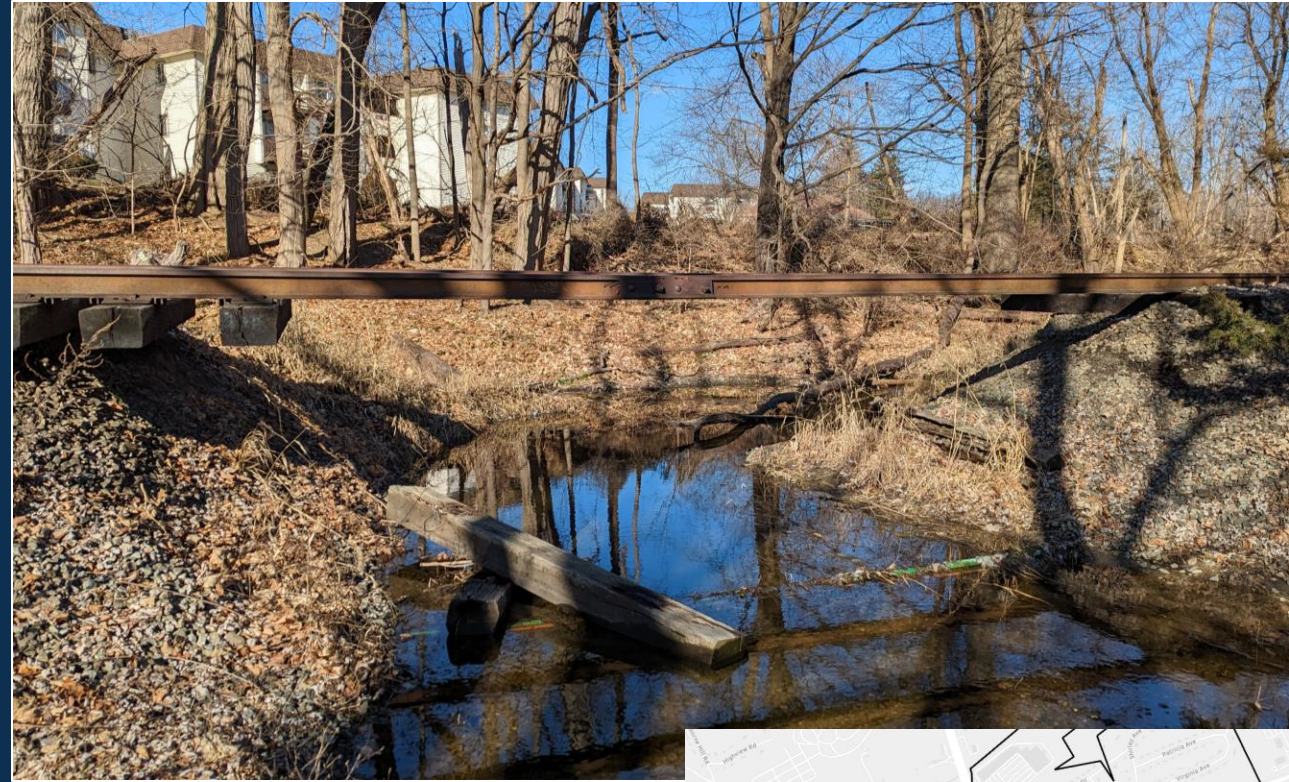
Behind Starn Studio & Niche Modern



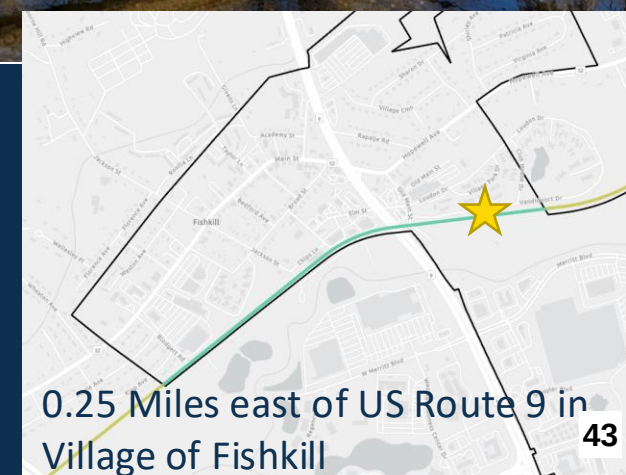
- Drainage flows are not confined by a ditch or a culvert
- Uncontrolled drainage crossings may be subject to USACE and NYSDEC review for jurisdictional streams or wetlands



Drainage Characteristics - Washouts

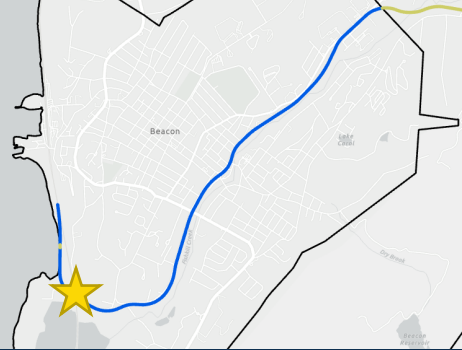


- 2 washouts within corridor (none in the City)
- Both are routine repairs/replacements

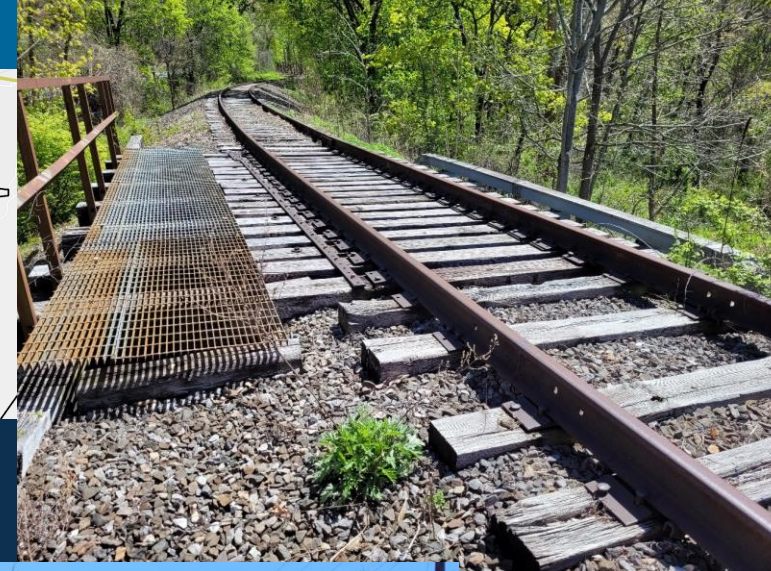
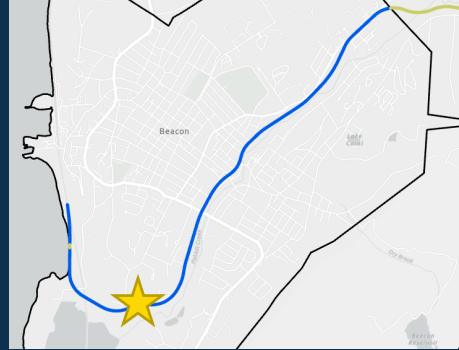


Bridge Structures

Bridge 1 (Mile 0.63)

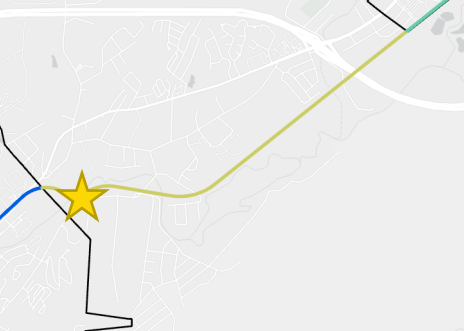


Bridge 2 (Mile 0.98)



Bridge Structures

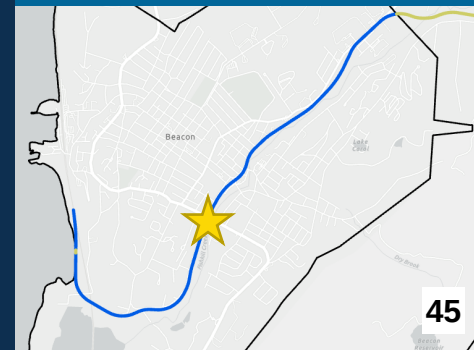
Bridge 3 (Mile 3.74)



Located just east of the City limits



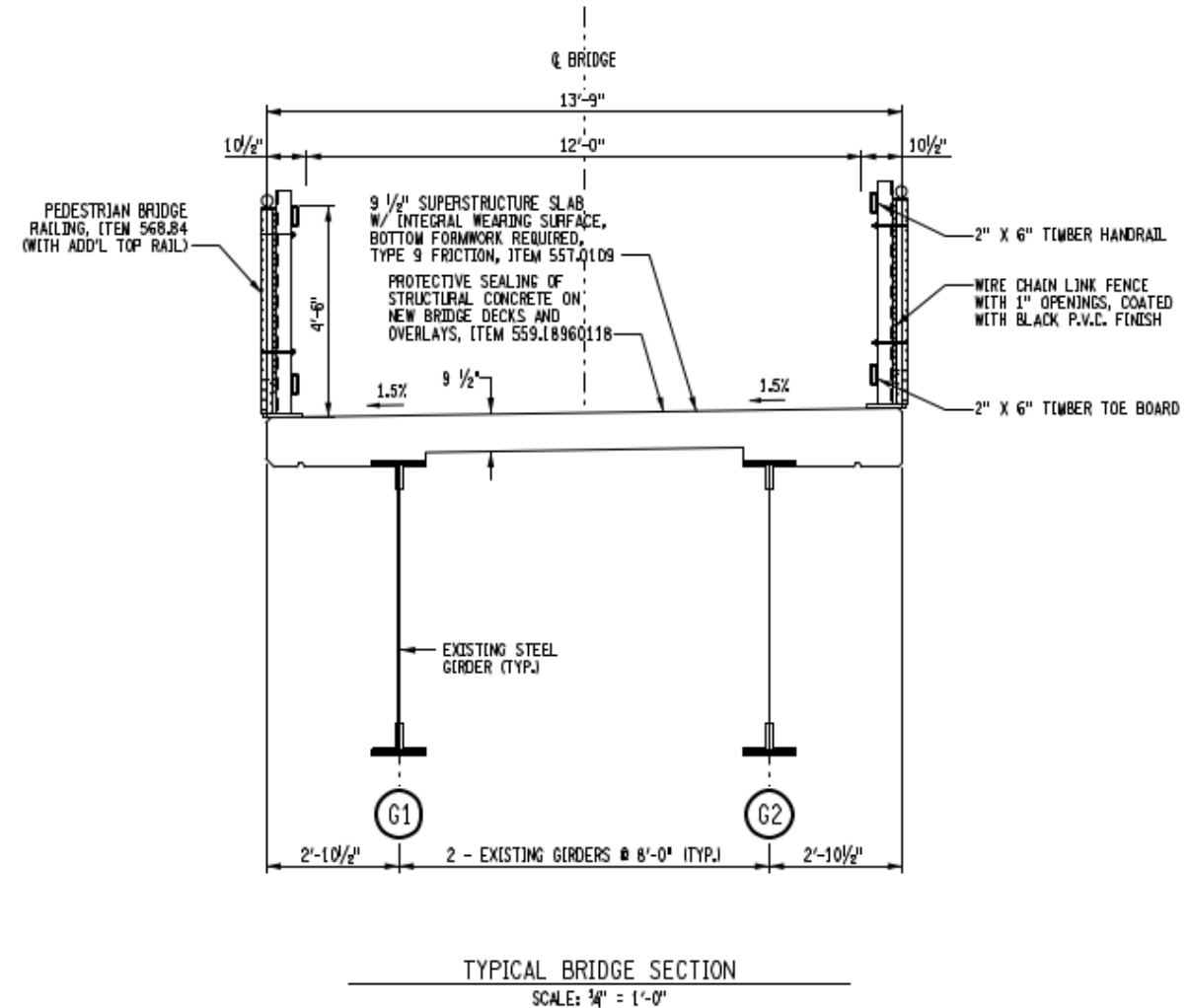
Overpass 1 (Route 9D)



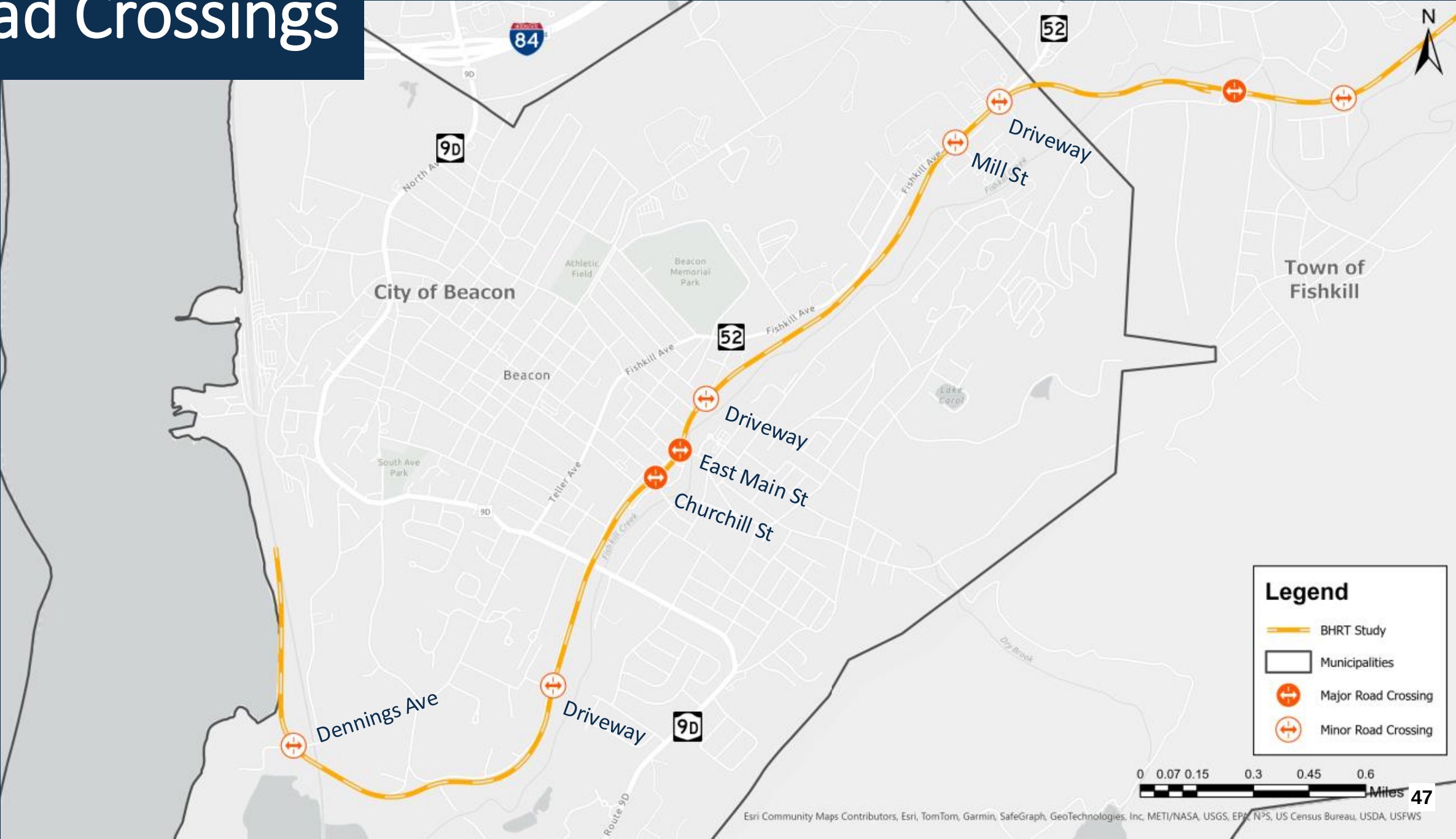
Rail to Trail – Re-use of existing Railroad Bridges



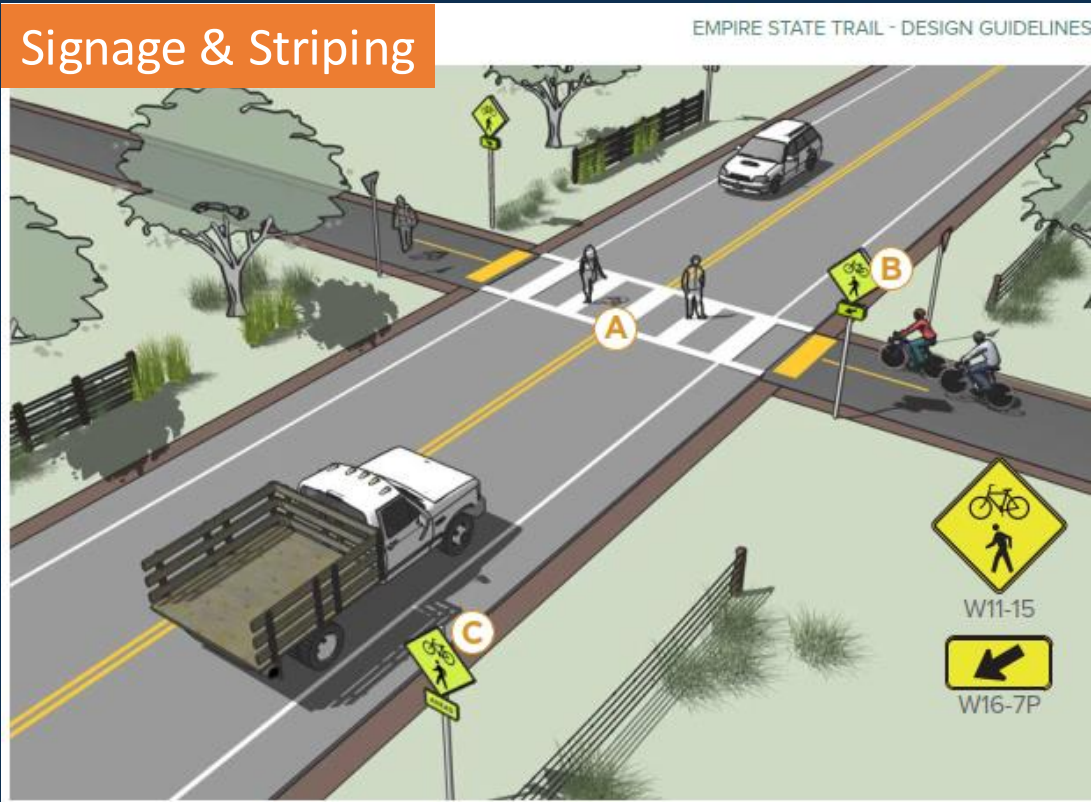
Existing two-girder railroad bridge on the Beacon Line (Town of Fishkill)



Road Crossings



Minor Road Crossings

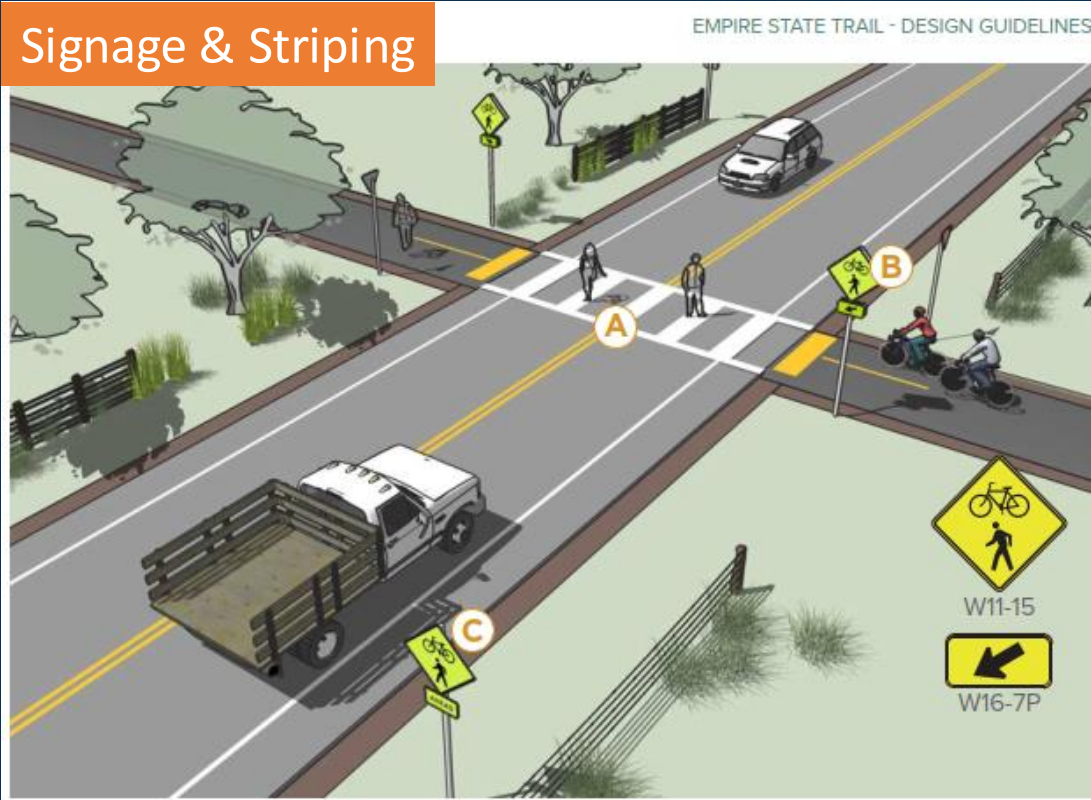


Road Name	Muni.	Crossing Type	AADT	Crossing Length (feet)	Notes
Dennings Ave	C. Beacon	Minor Road	-	19	
N/A	C. Beacon	Driveway	-	47	248 Tioranda Development
N/A	C. Beacon	Driveway	-	25	Entrance to Beacon Wetland Preserve & Wildlife Sanctuary
Mill St	C. Beacon	Minor Road	692	25	
N/A	C. Beacon	Commercial Driveway	-	30	Commercial Driveway

Minor Road Crossings



Commercial Driveway



Road Name	Muni.	Crossing Type	AADT	Crossing Length (feet)	Notes
Dennings Ave	C. Beacon	Minor Road	-	19	
N/A	C. Beacon	Driveway	-	47	248 Tioranda Development
N/A	C. Beacon	Driveway	-	25	Entrance to Beacon Wetland Preserve & Wildlife Sanctuary
Mill St	C. Beacon	Minor Road	692	25	
N/A	C. Beacon	Commercial Driveway	-	30	Commercial Driveway

Major Road Crossings



Road	Municipality	Daily Traffic	Posted Speed Limit	Crossing Length	Notes
Churchill St	C. Beacon	1,631	30	22	
E. Main St.	C. Beacon	5,163	30	55	Queue conflicts

Major Road Crossings – Churchill St



Rectangular Rapid Flashing Beacons (RRFBs)

E STATE TRAIL - DESIGN GUIDELINES



Road	Municipality	Daily Traffic	Posted Speed Limit	Crossing Length	Notes
Churchill St	C. Beacon	1,631	30	22	

Major Road Crossings – Churchill St



Major Road Crossings – East Main St



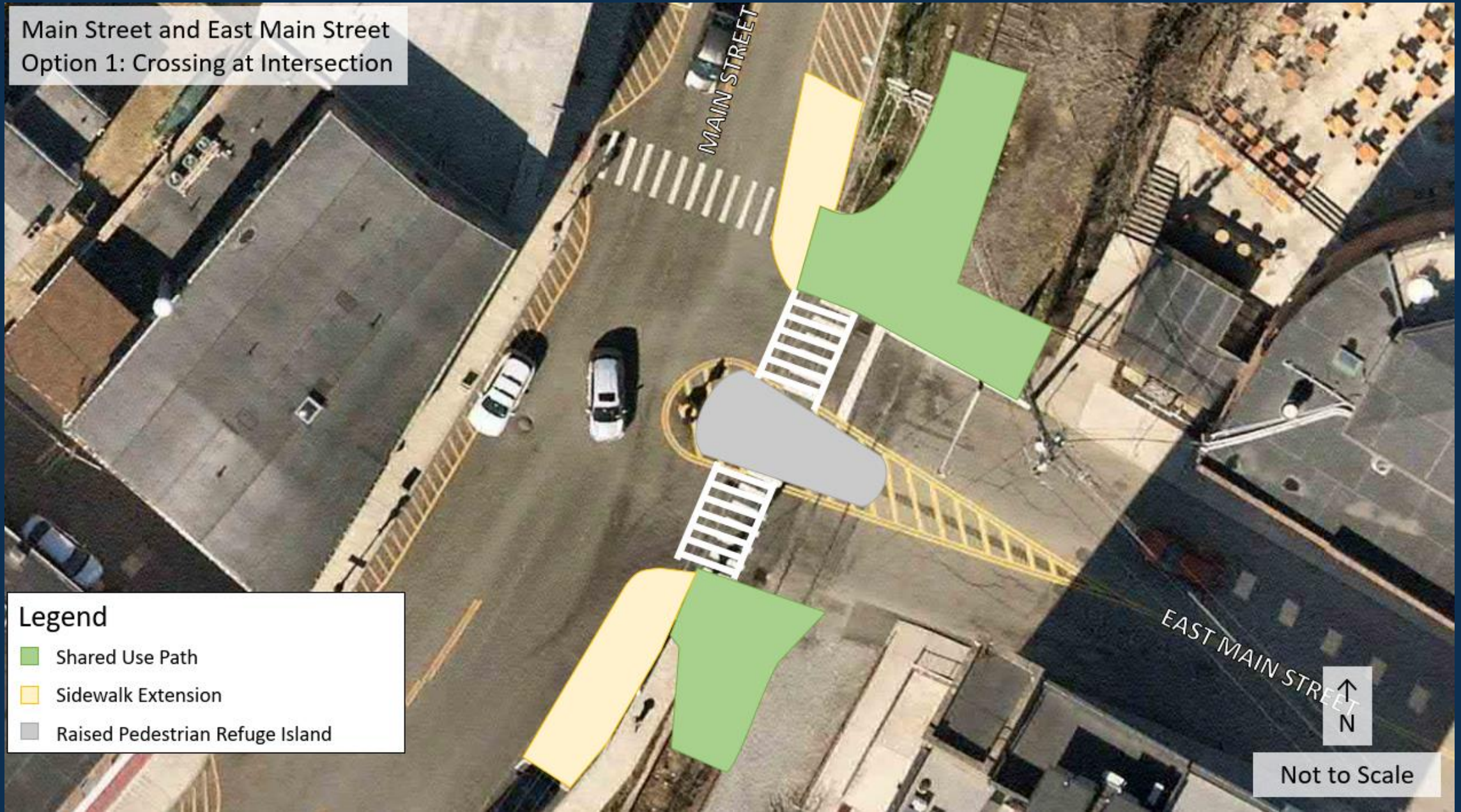
Road	Municipality	Daily Traffic	Posted Speed Limit	Crossing Length	Notes
E. Main St.	C. Beacon	5,163	30	55	Queue conflicts

Major Road Crossings – East Main St

Main Street and East Main Street
Option 1: Crossing at Intersection

Legend

-  Shared Use Path
-  Sidewalk Extension
-  Raised Pedestrian Refuge Island



Not to Scale

Utility Conflicts

Central Hudson Gas & Electric has both Transmission and Distribution lines crossing and adjacent to the Railroad Corridor.



Utility Conflicts & Coordination



Corridor Access Locations – City of Beacon



Next Steps

- Presentations to other municipalities (March 3rd & 13th)
- Incorporate your comments and feedback
- Virtual Public Meeting #1 (March 20th at noon)
 - See BeaconHopewellRailTrail.com for link
- Draft Report – Spring 2025 (will post online)
- Public Meeting #2 – Spring 2025
- Final Report – Summer 2025

Comments or Questions?

Dutchess County Transportation Council

85 Civic Center Plaza, Suite 107

Poughkeepsie, NY 12601

(845) 486-3600

dctc@dutchessny.gov

www.dutchessny.gov/dctc

Staff

Mark Debald, Transportation Program Administrator

Emily Dozier, Senior Planner

Tara Grogan, Senior Planner

Nina Leonard, Planner

City of Beacon City Council Agenda
03/03/2025

Title:

Resolution No. 31: Appointing Bryan Murphy to the Position of Building Inspector II

ATTACHMENTS

[Resolution Appointing Bryan Murphy to the Position of Building Inspector II](#)

[Director of Human Resources Memorandum for the Appointment of Bryan Murphy to the Position of Building Inspector II](#)

[Bryan Murphy Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 31 OF 2025

**APPOINTING BRYAN MURPHY TO THE POSITION OF
BUILDING INSPECTOR II**

WHEREAS, there is currently a vacancy for the position of Building Inspector II; and

WHEREAS, Bryan Murphy meets the qualifications for the position of Building Inspector II and is recommended for appointment to the position by both the City Administrator and Director of Human Resources.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Bryan Murphy to the position of Building Inspector II.

Resolution No. 31 of 2025			Date: March 3, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



CITY OF BEACON
One Municipal Plaza
Beacon, NY 12508
845.838.5000
www.BeaconNY.gov

Sara Morris, MBA, PHR
Director of Human Resources
P: 845.838.5038
F: 845.838.5026
HR@BeaconNY.gov

To: Mayor Kyriacou and City Councilmembers
From: Sara Morris
Date: February 24, 2025
Re: Appointing Bryan Murphy to position of Building Inspector II

Please accept this recommendation to appoint Bryan Murphy to the position of Building Inspector II for the City of Beacon. Mr. Murphy has the experience and expertise to fill this role, and was the top qualified candidate selected from the Civil Service eligible list provided by the Dutchess County Department of Human Resources. The City conducted two interviews with Mr. Murphy along with reference checks on the applicant, all of which were very positive.

Mr. Murphy has worked for the Village of Wappingers for over twelve years as the Building/Fire Inspector. Prior to holding this position, he held a position on the Zoning Board of Appeals for the Village of Wappingers for three years, while owning his own construction company for fourteen years. Mr. Murphy is a member of the NY Planning Federation, Mid-Hudson Valley Chapter for the New York State Building Officials Conference, and International Code Council. Mr. Murphy also holds a New York State Carpentry Certificate from SUNY Delhi. The combination of these experiences has assured the hiring committee that Mr. Murphy is an ideal fit for the position.

I appreciate your time and consideration in the matter of appointing Mr. Murphy to position of Building Inspector II and look forward to working with him.

Best,

Sara Morris

Sara Morris, MBA, PHR
Director of Human Resources



CONTACT

✉ [REDACTED]
☎ [REDACTED]
📍 [REDACTED]

ABOUT ME

Building Inspector in charge of a municipal building department. My present job includes supervision and participation in the inspection of construction and repair of buildings and structures, including plumbing installation, and enforcement of the provisions of the Uniform Fire Prevention and Building Code, zoning and plumbing ordinances and the Multiple Residence Law. In my current position, I am also responsible for reviewing and approving or disapproving all plans and specifications submitted with applications for local building and plumbing permits. As the Zoning Administrator, we review all site plan submissions and work alongside the Planning Board and consultants during the process.

REFERENCES

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BRYAN J. MURPHY

EXPERTISE

- NYS Certified Code Enforcement Officer #0312-0024
- CEDAR (Code Enforcement Disaster Assistance Response) Certified
- Comprehensive Master Plan Committee
- Zoning Code Update
- Integrated Municipality 5 (2014)
- Plan Review
- Flood Plain Coordinator
- Digital Archiving of Building Department Records
- Form & Fee Development
- Construction

WORK EXPERIENCE

BUILDING INSPECTOR/FIRE INSPECTOR
VILLAGE OF WAPPINGERS FALLS, NY 2012-present

- ZONING ADMINISTRATOR
- CODE ENFORCEMENT OFFICER
- FIRE INSPECTOR
- PLUMBING INSPECTOR
- BUILDING INSPECTOR
- FLOOD PLAIN COORDINATOR
- ZONING CODE DEVELOPMENT

BRYAN MURPHY CONSTRUCTION, INC. 1998-2012
PRESIDENT

- Owner/President
- New Construction
- Renovations
- Additions
- Permits/Applications/Records Keeping
- Westchester Home Improvement License #WC-21683-H09 (2008-11)

CHELSEA MODULER 1994-1998
• Carpenter

EDUCATION

SUNY DELHI, Delhi, NY 1991-1993

- NYS Carpentry Certificate

SPACKENKILL HIGH SCHOOL, Poughkeepsie, NY 1988-1990

- NYS Regents Diploma 1990

City of Beacon City Council Agenda
03/03/2025

Title:

Resolution No. 32: Approving 2024 Length of Service Award Program (LOSAP) Contributions

ATTACHMENTS

[Resolution Approving 2024 Length of Service Award Program \(LOSAP\) Contributions](#)

[2024 Service Award Program Firefighter Records](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 32 OF 2025

APPROVING 2024 LENGTH OF SERVICE AWARD PROGRAM (LOSAP) CONTRIBUTIONS

WHEREAS, Article 11-A of the General Municipal Law was enacted to aid in the recruitment and retention of volunteer firefighters by permitting the establishment of a Length of Service Award Program (“LOSAP”), which the Beacon City Council has previously authorized; and

WHEREAS, based on LOSAP requirements, the City of Beacon Fire Chief has posted the attached certified list of active volunteer firefighters who qualify for LOSAP contributions for the year 2024 at the Beacon Fire Department Stations for thirty days.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council have reviewed the attached list of volunteer firefighters who qualify for LOSAP credit for the year 2024 and hereby approve the award of credit as detailed in the attached certified list.

Resolution No. 32 of 2025			Date: March 3, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
1	Merritt Jr.	Michael			M	0	_____			Military/Ineligible
2	Monroe	Zachary			M	0	_____			LEFT DEPARTMENT
3	Pisanelli	Christian	G.		M	4	_____			Military Leave
4	Sela	Junas			M	0	_____			Military/Ineligible
5	Travis	Branden			M	3	20			Active
6	Way	Larry	W.		M	9	_____			LEFT DEPARTMENT
7	Williams	John			M	0	3			Active
8	Antalek	Frederick	N.		M	8	_____			Entitled 1/2005
9	Bianco	Scott	A.		M	8	_____			Entitled 1/2022
10	Dubetsky	Matthew	D.		M	20	MAX			Entitled 3/2022
11	Gilmore	Gary	J.		M	6	_____			Entitled 1/2022
12	Joseph	Timothy	T.		M	14	_____			Entitled 5/2019
13	Kelliher	Patrick	J.		M	20	MAX			Entitled 8/2005
14	Kimmel	William	B.		M	15	_____			Entitled 1/2003
15	Kolakoski	Richard	C.		M	13	_____			Entitled 10/2009
16	Lahey Jr.	Dennis	P.		M	20	MAX			Entitled 3/2019
17	Lahey Sr.	Dennis	J.		M	14	_____			Entitled 1/2003

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
18	Lawrence	Richard	P.		M	10				Entitled 8/2006
19	McVicker, Jr.	Frederick	O.		M	7	85			Entitled 1/2018
20	Meeker	Robert			M	6				Entitled 9/2022
21	Naughton	Matthew	W.		M	12				Entitled 3/2022
22	Pellett	John	D.		M	5				Entitled 11/2023
23	Piccone	Anthony	J.		M	20	MAX			Entitled 5/2013
24	Plumer	Dale	B.		M	15				Entitled 12/2012
25	Shares	Raymond	R.		M	5				Entitled 7/2021
26	Simmonds	David			M	20	MAX			Entitled 5/2024
27	Smith	Ernest	R.		M	8				Entitled 12/2016
28	Stella	John	N.		M	15				Entitled 1/2004
29	Amoroso Jr.	Louis	J.		M	15				Term. Vested '13
30	Antalek Jr.	Gerald	A.		M	9				Term. Vested '10
31	Ciralli	Daniel	T.		M	9				Term. Vested '17
32	Davis	Terrance			M	9				Term. Vested '19
33	Dubetsky	Cory			M	6				Term. Vested '18
34	Fisch	Jason	W.		M	6				Term. Vested '06

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
35	Fraioli	Anthony	P.		M	6	_____			Term. Vested '20
36	Frederic	Michael	T.		M	10	_____			Term. Vested '16
37	Greenough	James	E.		M	9	_____			Term. Vested '08
38	Hernandez	Brendon	C.		M	9	_____			Term. Vested '19
39	Lahey	Kari-Leigh			F	6	_____			Term. Vested '10
40	McGovern	Nicholas	A.		M	11	_____			Term. Vested '16
41	Monroe	Chris	S.		M	5	_____			Term. Vested '17
42	Muriqi	Valmir			M	6	_____			Term. Vested '21
43	Pedro, III	Joseph	M.		M	5	_____			Term. Vested '06
44	Pisanelli	Charles	M.		M	13	_____			Term. Vested '17
45	Pomarico	John	F.		M	5	_____			Term. Vested '18
46	Simmonds Jr.	Robert	J.		M	5	_____			Term. Vested '17
47	Simmonds Sr.	Robert	J.		M	17	_____			Term. Vested 2022
48	Sine	Peter	L.		M	12	_____			Term. Vested '15
49	Sklenar	Matthew	J.		M	5	_____			Term. Vested '14
50	Smith	Brian			M	9	_____			Term. Vested '16
51	Smith	Joshua	D.		M	9	_____			Term. Vested '06

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
52	Smith	Matthew	D.		M	11	_____			Term. Vested '19
53	Stanulwich	Terrence			M	6	_____			Term. Vested '15
54	Tortora	Brian			M	5	_____			Term. Vested '23
55	Volk Jr.	Joseph	L.		M	7	_____			Term. Vested '14
56	Winterberg	Jeffrey	A.		M	11	_____			Term. Vested '10
57	Wolfe	Brian			M	6	_____			Term. Vested '07

City of Beacon City Council Agenda
03/03/2025

Title:

Resolution No. 33: Referring a Proposed Local Law Amending the Zoning Map Concerning East Main Street to the City of Beacon and the Dutchess County Planning Boards

ATTACHMENTS

Resolution Referring a Proposed Local Law Amending the Zoning Map Concerning East Main Street to the City of Beacon and the Dutchess County Planning Boards

Proposed Local Law Amending the Zoning Map Concerning East Main Street

City of Beacon Zoning Map

Building Inspector Memorandum Regarding East Main Street Zoning Recommendation

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Part 1

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Part 1 - Narrative



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 33 OF 2025

**RESOLUTION REFERRING A PROPOSED LOCAL LAW AMENDING THE ZONING MAP
OF THE CITY OF BEACON CONCERNING EAST MAIN STREET TO THE CITY OF
BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR
REPORT AND RECOMMENDATION**

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning map concerning East Main Street; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending the zoning map of the City of Beacon concerning East Main Street to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for March 17, 2025 at 7:00 pm for a Proposed Local Law which would amend the City's zoning map concerning East Main Street.

Resolution No. 33 of 2025			Date: March 3, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL

CITY OF BEACON

**PROPOSED LOCAL LAW TO AMEND THE ZONING MAP OF THE CITY OF
BEACON CONCERNING EAST MAIN STREET**

A LOCAL LAW to amend
the zoning map of the City
of Beacon.

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

Section 1. The Zoning Map of the City of Beacon, established by Section 223-3 of the Beacon City Code entitled “Zoning Map,” is hereby amended to change the Zoning District designation of the following parcels, from the Light Industrial (“LI”) Zoning District to the Central Main Street (“CMS”) Zoning District:

City of Beacon Tax Parcel No.: 6054-38-140756, which is located at 1 Main Street, Retail 1;

City of Beacon Tax Parcel No.: 6054-38-139755, which is located at 1 Main Street, Retail 1A;

City of Beacon Tax Parcel No.: 6054-38-138753, which is located at 1 Main Street, Retail 2;

City of Beacon Tax Parcel No.: 6054-38-136748, which is located at 1 Main Street, Retail 3;

City of Beacon Tax Parcel No.: 6054-38-133744, which is located at 1 Main Street, Retail 4;

City of Beacon Tax Parcel No.: 6054-38-129739, which is located at 1 Main Street, Retail 5;

City of Beacon Tax Parcel No.: 6054-38-147733, which is located at 1 Main Street, Unit 101;

City of Beacon Tax Parcel No.: 6054-38-141753, which is located at 1 Main Street, Unit 201;

City of Beacon Tax Parcel No.: 6054-38-139731, which is located at 1 Main Street, Unit 202;

City of Beacon Tax Parcel No.: 6054-38-140748, which is located at 1 Main Street, Unit 203;

City of Beacon Tax Parcel No.: 6054-38-137733, which is located at 1 Main Street, Unit 204;

City of Beacon Tax Parcel No.: 6054-38-139744, which is located at 1 Main Street, Unit 205;

City of Beacon Tax Parcel No.: 6054-38-136736, which is located at 1 Main Street, Unit 206;

City of Beacon Tax Parcel No.: 6054-38-137739, which is located at 1 Main Street, Unit 207;

City of Beacon Tax Parcel No.: 6054-38-149752, which is located at 1 Main Street, Unit 301;
City of Beacon Tax Parcel No.: 6054-38-142735, which is located at 1 Main Street, Unit 302;
City of Beacon Tax Parcel No.: 6054-38-147748, which is located at 1 Main Street, Unit 303;
City of Beacon Tax Parcel No.: 6054-38-144739, which is located at 1 Main Street, Unit 304;
City of Beacon Tax Parcel No.: 6054-38-146745, which is located at 1 Main Street, Unit 305;
City of Beacon Tax Parcel No.: 6054-38-145742, which is located at 1 Main Street, Unit 306;
City of Beacon Tax Parcel No.: 6054-38-152750, which is located at 1 Main Street, Unit 401;
City of Beacon Tax Parcel No.: 6054-38-145732, which is located at 1 Main Street, Unit 402;
City of Beacon Tax Parcel No.: 6054-38-150744, which is located at 1 Main Street, Unit 403;
City of Beacon Tax Parcel No.: 6054-38-146737, which is located at 1 Main Street, Unit 404;
City of Beacon Tax Parcel No.: 6054-38-148741, which is located at 1 Main Street, Unit 405;

- and -

All common areas of the aforementioned parcels, including, but not limited to, the parking lot thereto.

Section 2. Ratification, Readoption and Confirmation

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

Section 3. 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 4. 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 5. Effective Date

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



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 E Main Street Zoning recommendation

Date: February 5, 2025

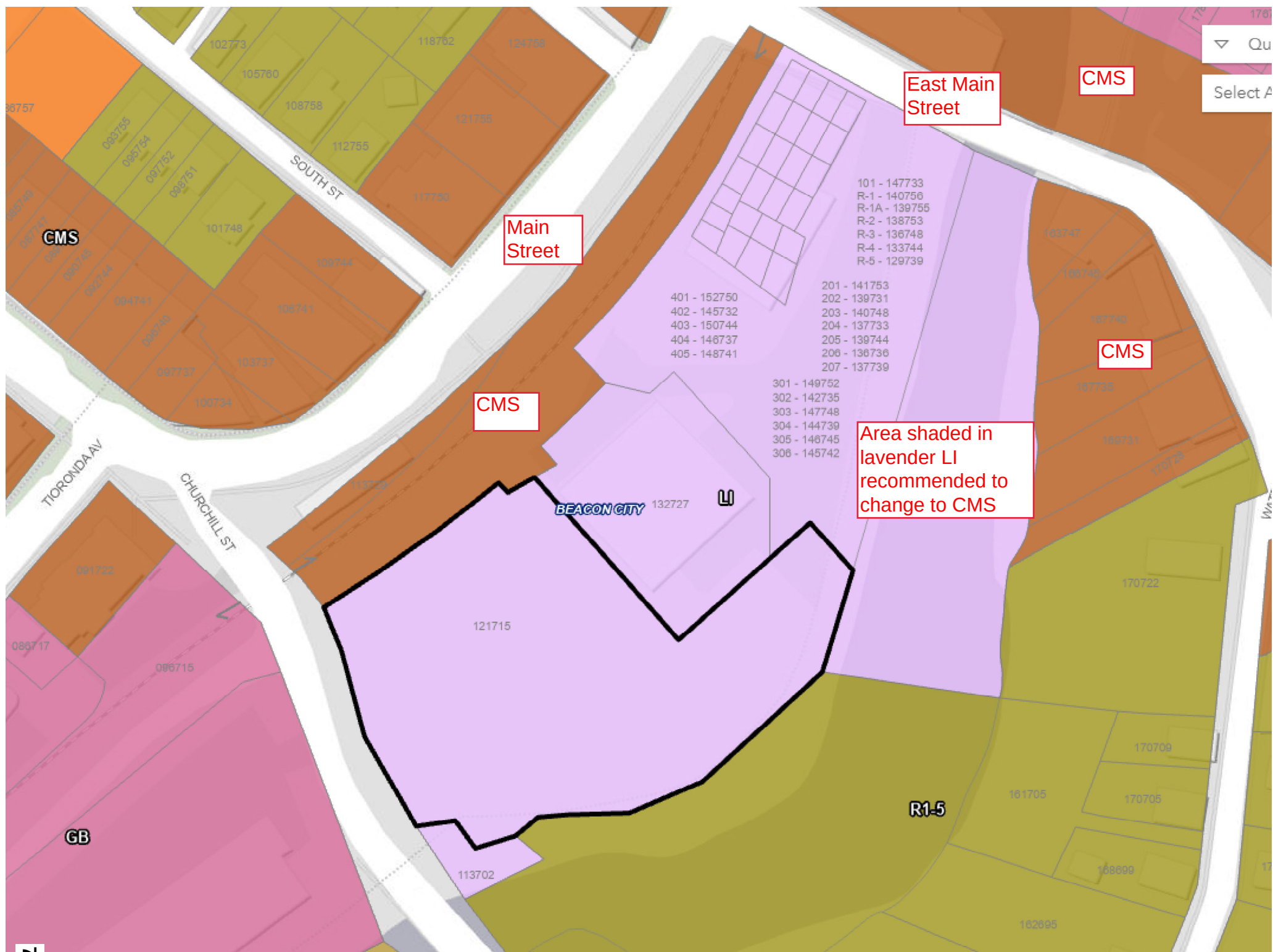
After reviewing the zoning regulations for the area around 1 East Main Street and talking to some of the owners of the retail units in 1 East Main Street, I recommend the City Council look into a possible change in zoning for a few parcels in this area. The parcels in question are 1 East Main Street (multiple grid numbers), 7 East Main Street (6054-38-132727) and Churchill Parking Lot (Grid # 6054-37-121715). Currently these parcels are located in the LI (Light Industrial) Zone, I would recommend to include these parcels into the adjacent CMS (Central Main Street) Zone for the following reasons.

1. Some of the businesses in the area have changed from their original use which are currently not allowed in the LI Zone. Some businesses have become more in line with the restaurant or coffeehouse uses which are allowed in the CMS Zone.
2. The majority of the properties surrounding these parcels are currently zoned CMS.
3. With the proposed conversion of the unused railroad tracks to an extension of the Dutchess County Rail Trail, the businesses along this path will become better connected to Main Street directly after the trail is completed. Currently the railway right of way is zoned CMS which directly borders Main Street in this area.
4. The conversions of the buildings in the area have been substantially renovated over the years. With the investments into these buildings the property owners will probably not convert the buildings back into the light industrial uses they were in the past.
5. The residential units within 1 East Main Street are more in line with multifamily dwellings as opposed to the artist live/work which are allowed.

Attached is a copy of the zoning use chart for CMS and LI and a marked up copy of the zoning map of the area described above.

Permitted Uses by District	Reference Notes	CMS	LI
Residential			
One-family detached dwelling		X	X
One-family attached/semidetached	Including townhouses	X	X
Two-family dwelling		X	X
Multifamily dwelling		P	X
Artist live/work space	Subject to § 223-14.2	P	P
Retail/Office/Service			
Retail, personal service, or bank		P	P
Office		P	P
Artist studio, art gallery/exhibit space		P	P
Funeral home		X	P
Commercial recreation, indoor		P	P
Auction gallery		X	P
Adult use	Subject to § 223-20.1	X	SP
Food/Lodging			
Restaurant or coffee house		P	X
Bar/brew pub/microbrewery/microdistillery		P	P
Food preparation business		SP	P
Short-term rental	Subject to § 223-26.5	P	P
Bed-and-breakfast	Subject to § 223-24.4	X	P
Inn		P	P
Hotel	Subject to § 223-14.1	P	P
Social/Community			
Spa/fitness center/exercise studio		P	P
Day-care center		X	SP
Park, preserve, community garden		P	P
Theater, concert or conference space		P	P
Museum		P	P
Place of worship/religious facility		X	P
Social club	Subject to § 223-24.2	P	SP
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		

Permitted Uses by District	Reference Notes	CMS	LI
Government facility		P	P
Golf course		X	X
Health Care			
Hospital or nursing home	Subject to 223-21.1/22	X	P
Animal care facility		X	SP
Educational			
College or university		P	P
Trade school or training program		P	P
Private school or nursery school		X	SP
Parking/Auto-Oriented			
Off-street parking or parking structure	Subject to § 223-26	SP	X
Vehicle sales or rental lot		X	SP
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	SP
Auto body or repair shop	Subject to Chapter 210	X	SP
Ambulance service		X	P
Industrial or Assembly			
Wholesale, warehouse storage or self-storage business		X	P
Workshop		P	P
Industrial or manufacturing use		X	P
Other			
Wireless communication facility	Subject to § 223-26.4	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P
Farm		X	X
Horticultural nursery		X	P
Historic District Overlay Use	Subject to § 223-24.7	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	X	X
Private tennis court or pool	Subject to § 223-13	X	X
Home occupation or artist studio	Subject to § 223-17.1	X	X
Parking structure		P	X
Garden, roof garden, or greenhouse		P	P
Solar collectors	Subject to Article X	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		



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Proposed Local Law to amend the zoning designations of certain parcels from LI to CMS.			
Project Location (describe, and attach a location map):			
25 parcels and common area(s) thereto located at 1 East Main Street, Beacon NY and the City public parking known as Churchill Parking Lot.			
Brief Description of Proposed Action:			
A proposed local law to amend the Zoning Map of the City of Beacon to bring several parcels into conformity with the zoning uses permitted thereat. Specifically, the proposed local law would amend the zoning designations of 25 parcels, and common area(s) thereto including the parking lot, at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. This proposed change is a result of the former Beacon Building Inspector's recommendation. Here, 18 of the 25 parcels at 1 East Main are used for residential dwelling purposes, which is not permitted in the LI Zoning District but is a permitted use in the CMS. Furthermore, some of the commercial uses at 1 East Main Street have transitioned into uses which are more akin to the restaurant or coffee house uses permitted in the CMS Zoning District. The other retail/commercial retails at 1 East Main Street would remain zoning compliant uses if the proposed local law is adopted.			
Name of Applicant or Sponsor:		Telephone: (845) 838-5000	
City Council of the City of Beacon		E-Mail: cityofbeacon@beaconny.gov	
Address:			
1 Municipal Plaza			
City/PO:		State:	Zip Code:
Beacon		NY	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☐
			☐
3. 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			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Beacon</u> Date: <u>2/28/2025</u>		
Signature: <u></u> Title: <u>City Attorney</u>		

Beacon – SEAF Part 1 Narrative

Proposed Local Law Concerning the City of Beacon Zoning Map

On February 24, 2025, the Beacon City Council discussed a proposed Zoning Map amendment recommended by the former Building Inspector. Specifically, the proposed local law would amend the City's Zoning Map to change the zoning designations of 25 parcels at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. Over the course of several years, 1 East Main Street has undergone substantial renovations which has resulted in residential units thereat being more akin to multifamily dwellings, which are permitted uses in the CMS Zoning District, than the artist/live work studios permitted in the LI Zoning District. Additionally, several businesses located at 1 East Main Street are now utilized in a manner similar to restaurants or coffee houses which is permitted in the CMS Zoning District as opposed to the LI Zoning District. The other retail/commercial uses present at 1 East Main Street would remain "use" compliant if the proposed local law is adopted. As such, the rezoning of the 25 parcels at 1 East Main Street is intended to bring the uses thereat into conformity with permitted uses by amending the Zoning District thereof from LI to CMS. Moreover, a majority of surrounding properties are currently within the CMS Zoning District.

City of Beacon City Council Agenda
03/03/2025

Title:

February 18, 2025 Minutes

ATTACHMENTS

[February 18, 2025 Minutes](#)



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 Jeffrey Domanski, Ward 2
Councilmember Pam Wetherbee, Ward 3
Councilmember George Mansfield, Ward 4
City Administrator Chris White

**February 18, 2025
7:00 PM
Draft
City Council
Minutes**

Regular Meeting

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

<https://www.youtube.com/@cityofbeacon8181>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward One
Councilmember Jeffrey Domanski, Ward Two
Councilmember George Mansfield, Ward four

Also Present

Christopher White, City Administrator
Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Swearing in of Anthony Lombardo to the Position of Police Officer](#)

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 29 - Referring a Proposed Local Law Concerning Use Regulations for Drive-Through Facilities and Self-Storage Businesses to the City of Beacon and the Dutchess County Planning Boards](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 - 0.

2. [Resolution No. 30 - Granting Special Use Permit No. 2 for 416-420 Main Street](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Mansfield.

Motion passes 6 - 0.

Approval of Minutes

1. [February 3, 2025 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 - 0.

Public Comment - Second Opportunity

Announcement of Next Workshop: February 24, 2025 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 - 0.

City of Beacon City Council Agenda
03/03/2025

Title:

Executive Session (Real Property)

ATTACHMENTS