



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

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

**November 12, 2024
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. [Agreement with Axon Enterprise, Inc. for Police Department Equipment and Software](#)
2. [Appointment of Ryan Sambells, Kevin Sequist, and Samantha Milani to the Position of Police Detective](#)
3. [Appointment of Samantha Brittain to the Position of Recreation Supervisor](#)
4. [Appointment of Peter Delfico to the Position of Head Automotive Mechanic](#)
5. [Request for Authorization to Issue a Certificate of Occupancy for the 248 Tioronda Avenue Project](#)
6. [Proposed 2025 Budget](#)
7. [Draft Resolution Supporting Continued and Increased State Aid for Local Governments](#)
8. [Memorandum of Agreement with Civil Service Employees Association \(2025-2027\)](#)

Announcement of Next Meeting: November 18, 2024 at 7:00 p.m.

City of Beacon City Council Agenda
11/12/2024

Title:

Agreement with Axon Enterprise, Inc. for Police Department Equipment and Software

ATTACHMENTS

[Police Chief Memorandum Regarding Police Department Equipment and Software](#)



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and City Council:

In 2018, the City of Beacon Police Department was one of the first agencies in Dutchess County to fully embrace the use of body worn cameras for its members. These cameras have proven tremendously useful to the Department in ensuring professional standards, completing accurate reports, and aiding in criminal prosecutions. At the time of adoption, the body worn camera industry was in its infancy and the Department selected a system which was both well regarded at the time and highly affordable. As technology has progressed since that time, this very basic system did not and has since been eclipsed by competitors. Additionally, the cameras themselves, have proven over the course of two generations to be fragile and relatively unreliable. Their much lower cost, however, kept them as a viable value proposition. On August 26, 2024, we were informed by our current vendor/manufacture that they had left the law enforcement body worn camera industry and that they would no longer be able to supply, warranty, or repair our cameras. This has left us in need of a fast solution, as the current cameras fail so frequently that the inability to repair them could cause us to not have enough cameras relatively quickly.

Axon is a company which supplies a full suite of law enforcement technologies. They are currently, and are very likely to remain, the industry leader in body cameras. They are the supplier for NYPD, New York State Police, nearly all police departments in Dutchess County, and provide evidence support technology for our District Attorney's Office. Their cameras are currently considered to be the best on the market and their back-end software is far superior to what we currently use. Where our current system simply creates an mp4 file, which is only searchable by officer and date. In comparison, Axon's software allows many more search options, as well as the ability to prepare video for release with technology that supports the blurring of faces, etc. The software allows for releasing of video footage virtually automatically, whereas our current, manual system requires hours of labor to do so. It also offers the ability to integrate seamlessly into the District Attorney's Office's evidence management system and uses cloud-based storage, which would allow us to reduce our own costly internal data storage needs. Finally, their pricing structure is actually lower than their only viable competitor, and they are available for purchase through a New York State OGS contract.

In addition to the body cameras, Axon is our current supplier of less-lethal electronic control weapons (ECWs, commonly referred to as Tasers). During our budget workshop, we discussed the fact that we are currently due for replacement of our ECW's and that replacement has already been budgeted for in the 2025 proposal.

Finally, Axon provides software which allows the Department to receive digital video from any source, and essentially "wraps" it in an mp4 file, allowing it to be played without having to download individual video players for the many different types of files we receive. The current process is cumbersome and creates risk to our own computer systems through the downloading of video players from sources which are sometimes not trustworthy, or from overseas. Having access to this technology will make our investigations more efficient, enhance our ability to distribute evidence to prosecuting and defense attorneys, and protect our own computer systems.

In order to maximize our return on investment, Axon offers to bundle these technologies at a reduced cost. Bundling would allow us to save approximately \$100,000 over the course of the 60-month contract. Fortunately, the Department previously secured a technology grant for approximately \$135,000 from New York State. This funding can only be used for law enforcement technology purposes. Axon has agreed to a payment structure that allows us to use the grant money up front to pay for the cameras and part of the video software, pay the amount we budgeted for the ECWs in 2025 and then going forward for the remaining 60 months, allows us to pay the same amount we were already planning to pay for the ECWs (approximately \$17,682 per year) and the remaining cost of the video software (approximately \$13,962 per year).

Thank you for your consideration of this technology which will vastly improve our body worn camera system, our work efficiency and the safety and stability of our computer network,



Thomas J. Figlia
Chief of Police

City of Beacon City Council Agenda
11/12/2024

Title:

Appointment of Ryan Sambells, Kevin Sequist, and Samantha Milani to the Position of Police Detective

ATTACHMENTS

[Chief of Police Memorandum Regarding Appointments to the Position of Detective](#)



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou:

I am writing to recommend that three police officers, who are currently assigned to the Detective Division, be formally promoted to the rank of Detective. All three were assigned to the Division around the same period of time in order to fill the vacancies created by the promotions of Sgt. Rudden, Det. Sgt. Durkin and Sgt. Grey.

As has been previously discussed with the City Council, the size of the Detective Division is at its contractual, as well as at its logical minimum. Additionally, these members have been assigned to the Detective Division for approximately the past 4 months, so there is no change in shift coverage as a result of these promotions. These officers have been actively handling significant cases, as well as background checks and discovery, and have performed the duties of a Detective to the satisfaction of both their direct supervisor, Det. Sgt. Durkin and myself.

Officer Ryan Sambells, a U.S. Army veteran, began with the Department in December of 2018, and was hired while in the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as a Bike Patrol Officer, when available. Since being assigned to the Detective Division, he has already successfully completed Interview and Interrogation School and Crime Scene Technician School, two major courses that our Detectives are required to attend.

Officer Kevin Sequist was hired September of 2018. During his time as a patrol officer, he has also served as a Department firearms instructor and armorer, and has largely been responsible for the organization and administration of that training program, which includes responsibility for large portions of Department property. As a result of excelling in that role he was selected as, and completed training for assignment as the Department's evidence custodian which makes him responsible for maintaining all of the evidence in the Department's custody.

Officer Samantha Milani was hired in April of 2020. While assigned to patrol, Officer Milani was selected to become certified as a Police General Topics Instructor and then to receive specialized certification as a Physical Fitness Instructor, a position required for the Department's evaluation of new candidates in the civil service physical agility test. Additionally, she has already completed the FBI Basic and Crime Scene Photography classes.

Thomas J. Figlia
Chief of Police

City of Beacon City Council Agenda
11/12/2024

Title:

Appointment of Samantha Brittain to the Position of Recreation Supervisor

ATTACHMENTS

Recreation Director Memorandum Regarding the Appointment of Samantha Brittain to the
Position of Recreation Supervisor

Samantha Brittain Resume

Memo



To: Christopher White, City Administrator
From: Mark Price
CC: Sara Morris, Director of Human Resources
Date: November 7, 2024
Re: New Staff Hire Samantha Brittain

Over the last several weeks, we have canvassed candidates and conducted interviews to fill the open Recreation Supervisor position in the City of Beacon Recreation Department.

Of the three candidates interviewed, it would be my recommendation to hire Samantha Brittain to fill the vacant Recreation Supervisor position.

I have included Samantha's resume. Samantha's background and experience would make her a great addition to our team. Her experience with the youth of Beacon, programming for youth, and her connections to the community will allow her to transition to our department and begin work with us very quickly. Her enthusiasm is hard to beat and she has a very good understanding of how our department operates, as we have been colleagues here in the Recreation Center for several years.

We look forward to her joining our team and assisting in the continued growth of our department and programming.

Respectfully,

Mark Price
Recreation Director, City of Beacon

Samantha Brittain

EDUCATION

State University of New York at New Paltz, New Paltz, New York

Bachelor's Degree, December 2017

Major: Sociology, Dean's list 2015-2017

Dutchess Community College, Poughkeepsie, New York

Associate Degree, May 2014

Major: Liberal Arts

Beacon High School, Beacon New York

Regents Diploma, June 2010

EXPERIENCE

Cornell Cooperative Extension Dutchess County, 4-H Green Teen

January 2022-Present

Program Program Manager

- Track and manage multiple budgets for several grants
- Manage a team of employees
- Plan and facilitate about 8 different programs a year
- Designed and maintained several community gardens and landscapes.
- Interviewed approximately 21 adolescents three times a year
- Hire multiple groups of youth several times a year

Program Educator

March 2013-2018

- Designed workshops and orientations for three sessions per year.
- Trained and supervised crews of eight or more adolescents in gardening tasks and farm trips.
- Managed local Mobile Farmer's Market in the summer months staffed by program participants.
- Coordinated cooking classes for the Green Teen Summer Program with professional chefs.
- Organized community events with program participants and local organizations.
- Updated and maintained Green Teen's social media account.
- Created opportunities for counseling program participants by facilitating open conversations and coordinating meetings.
- Presented the Green Teen Program to potential funders.

Program Assistant

June 2011 March 2013

- Prepared content for various programs and assisted program leaders to present workshops.

Hedgewood Home for Adults and Assisted Living

September 2018- January 2022

Recreation Director

April 2021- January 2022

Recreation Assistant

September 2018 - April 2021

- Create a monthly calendar of activities for residents with a spectrum of abilities.
- Plan, organize, and implement programs that provide stimulation, entertainment and exercise for residents.
- Cultivate an appropriate and clean environment where residents feel safe to engage and share their thoughts.
- Order supplies for all activities each month.
- Manage department budget.
- Create and implement compliance practices to respond to consistently updated safety regulations and protocols.

Educational Consultant for City of Beacon Recreation Department -

September 2017- 2023

- Develop and implement an after-school education curriculum for school aged children.
- Instruct and work with a group of 20 children on how to complete instructional projects.

CERTIFICATIONS ACHIEVEMENTS AND

- Mental Health First Aid March 2023
- NARCAN use and administration, Jul. 29, 2021
- Basic first aid, Feb. 3, 2021

City of Beacon City Council Agenda
11/12/2024

Title:

Appointment of Peter Delfico to the Position of Head Automotive Mechanic

ATTACHMENTS

Superintendent of Streets Memorandum Regarding Appointment of Peter Delfico to the Position of Head Automotive Mechanic

Memorandum

Highway Department



To: Chris White
City Council

From: Michael Manzi

Re: Head Automotive Mechanic

Date: November 8, 2024

Please be advised that we are anticipating the upcoming retirement of Stephen Bechtold, who currently holds the position of Head Automotive Mechanic.

Steve Bechtold has been employed with the City of Beacon for almost 30 years and his position has been crucial to the Highway Automotive Department. I am requesting to backfill his position and recommending that we promote Peter Delfico to Head Automotive Mechanic.

Currently, Pete is our Senior Automotive Mechanic; he has been employed with the city for over 22 years and is the most qualified to assume this position. If approved, this promotion will take effect on January 6, 2025.

The position was budgeted for and had been posted in all City Departments. Thank you for your consideration.

Sincerely,

Sincerely
Michael Manzi

City of Beacon City Council Agenda
11/12/2024

Title:

Request for Authorization to Issue a Certificate of Occupancy for the 248 Tioronda Avenue Project

ATTACHMENTS

Applicant Letter Requesting Authorization to Issue a Certificate of Occupancy for the 248 Tioronda Avenue Project (Oct. 11, 2024)

Applicant Letter Requesting Authorization to Issue a Certificate of Occupancy for the 248 Tioronda Avenue Project (Nov. 8, 2024)

248 Tioronda Ave July, 2021 Zoning Board of Appeals Submission

Excerpt of Zoning Board of Appeals Minutes Regarding 248 Tioronda Avenue Application (July 20, 2021)

Excerpt of Zoning Board of Appeals Minutes Regarding 248 Tioronda Avenue Application (August 17, 2021)

248 Tioronda Ave Zoning Board of Appeals Materials (August 17, 2021)

248 Holdings, LLC Letter Withdrawing Zoning Board of Appeals Application (September 10, 2021)

October 11, 2024

Via Email

Hon. Lee Kyriacou
Mayor of the City of Beacon
and Members of the City Council
1 Municipal Plaza
Beacon, New York 12508

***Re: Beacon 248 Holdings LLC
248 Tioranda Avenue***

Dear Mayor Kyriacou and City Councilmembers:

We represent Beacon 248 Holdings LLC regarding the above-referenced property. Our client requests that the Council authorize the issuance of a Certificate of Occupancy (“CO”) for the residential rental units in Building 200/300 prior to the completion of the project’s non-residential component pursuant to City Code Section 223-41.14B. We make this submission in advance of the Council’s October 15 workshop, and we ask that this be placed on your agenda that evening for discussion.

As required by the Code, there is “good cause” for this request. A CO would immediately make available 64 rental units in Building 200/300 – including 6 below market-rate housing units – which would help address the need for additional housing in the area, while affording our client and its broker adequate time to see if there is market demand for commercial use in Building 100. The CO would also put this building on the City’s tax roll, generating approximately \$300,000 in new annual gross tax revenues.

As mentioned in our prior letter, and at the Council’s suggestion, our client has expanded its prior marketing efforts by listing Building 100 for a commercial lease (the brochure is attached).¹ Our client is committed to this effort to evaluate demand for commercial use at this somewhat out-of-the-way location in a post-pandemic economic climate. Market conditions for commercial uses (whether retail or office) are not the same as they were at the time of amended approvals. To date, there has been no serious interest from qualified prospects, even though the foundation is complete, utility stubs are in place, and the site is ready to be customized for a specific end user. In addition to changing market conditions, the physical location of Building 100 away from Main Street makes it less than ideal for potential commercial users. Frankly, our clients would be delighted if they could finish the project as approved. It would be faster, and cheaper. And it would make things easier with their lenders. But it would be irresponsible to finish Building

¹ <https://thebrokerlist.com/properties/248-tioronda-avenue-beacon-ny-12508-154254>

100 on spec for a commercial user who may never materialize. Neither our clients nor the City would benefit from a “white elephant” scenario.

Additionally, the portion of the completed Greenway Trail and associated landscaping in front of Building 200/300 and along Fishkill Creek – approximately 1/3 of a mile – would be made open to the public upon the granting of a CO. This new stretch of the Trail would provide a recreational and aesthetic benefit for the residents in the building and the general public.

Accordingly, for all these “good cause” reasons, our client requests a CO for Building 200/300 so that the already-constructed rental units, including 6 below market-rate units, as well as all the other existing improvements (stormwater, utilities, parking, etc.), do not simply remain unused while the marketing efforts continue for Building 100. More time is needed to assess the viability of commercial use at this location and in the post-pandemic climate. And the 64 rental units and Greenway Trail improvements would result in public housing and recreational benefits, as well as generate economic activity from the site through new tax revenues and spending in the City by the new residents.

Thank you for the City Council’s attention. We look forward to discussing this request with the Council on October 15, and hopefully we can appear again on October 21 for an approval with appropriate conditions.

Respectfully submitted,
ZARIN & STEINMETZ LLP

By: Brad Schwartz
Brad Schwartz
Brian T. Sinsabaugh

cc: Christopher White, City Administrator
Nicholas Ward-Willis, Esq.



COMMERCIAL BUILDING FOR LEASE

248 TIORONDA AVENUE, BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	25,400 SF
Available SF:	5,000 - 25,400 SF
Lot Size:	9.18 Acres
Year Built:	2025
Zoning:	RD-3

PROPERTY OVERVIEW

Experience a perfect blend of modernity and functionality at this to-be-built prime commercial building located at 248 Tioronda Avenue in Beacon, NY, 12508. The property offers flexible floor plans that can accommodate a variety of business needs. With ample natural light, state-of-the-art facilities, and customizable workspaces, this location provides an ideal environment for productivity and innovation. Ample parking, convenient access to major transportation routes, and proximity to local amenities make this property an unbeatable choice for businesses seeking a dynamic and efficient workspace. Elevate your business presence in this thoughtfully designed and strategically located property.

LOCATION OVERVIEW

Discover the vibrant community surrounding the property in Beacon, NY, 12508. This historic Hudson Valley town offers a perfect blend of small-town charm and urban amenities. Take a stroll down Main Street to explore unique shops, art galleries, and local eateries. Outdoor enthusiasts will enjoy easy access to hiking and biking trails at Mount Beacon Park and Long Dock Park along the scenic Hudson River. From the Dia Beacon art museum to the picturesque views at the Breakneck Ridge Trail, the area offers a variety of cultural and recreational attractions for office tenants to enjoy. The Greenway Trail runs throughout full site from south to north, including directly in front of Building 100, along the east side.

COMMERCIAL BUILDING FOR LEASE

248 TIORONDA AVENUE, BEACON, NY 12508

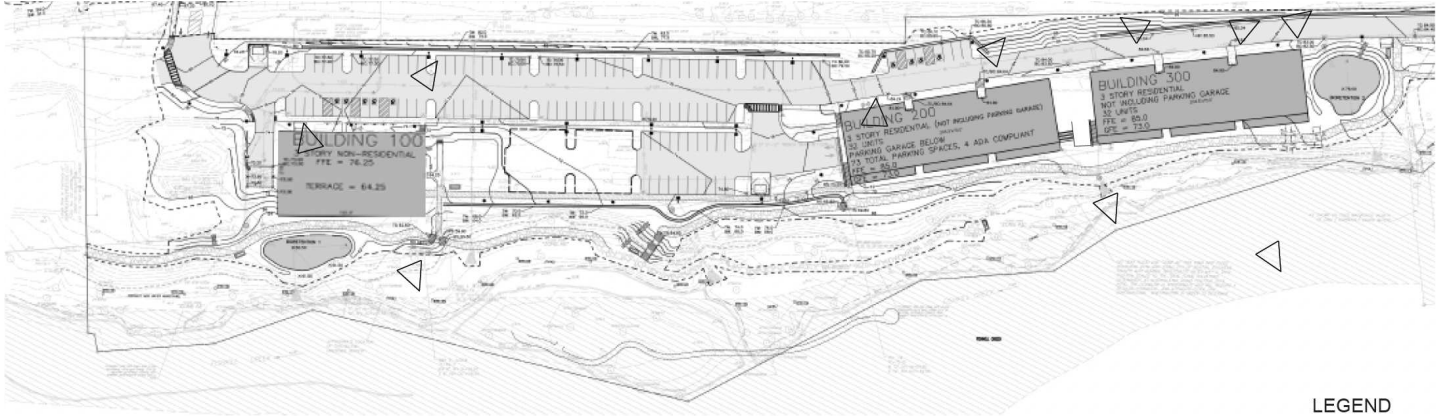
ADDITIONAL PHOTOS



COMMERCIAL BUILDING FOR LEASE

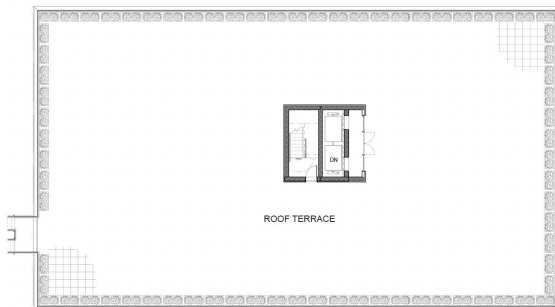
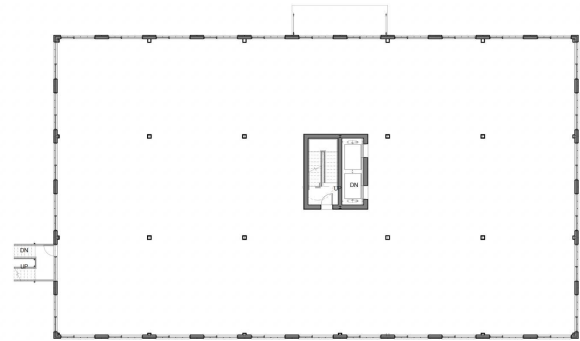
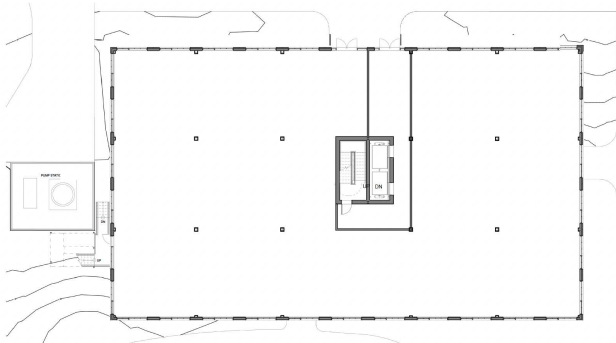
248 TIORONDA AVENUE, BEACON, NY 12508

ADDITIONAL PHOTOS



LEGEND

— PROPOSED P

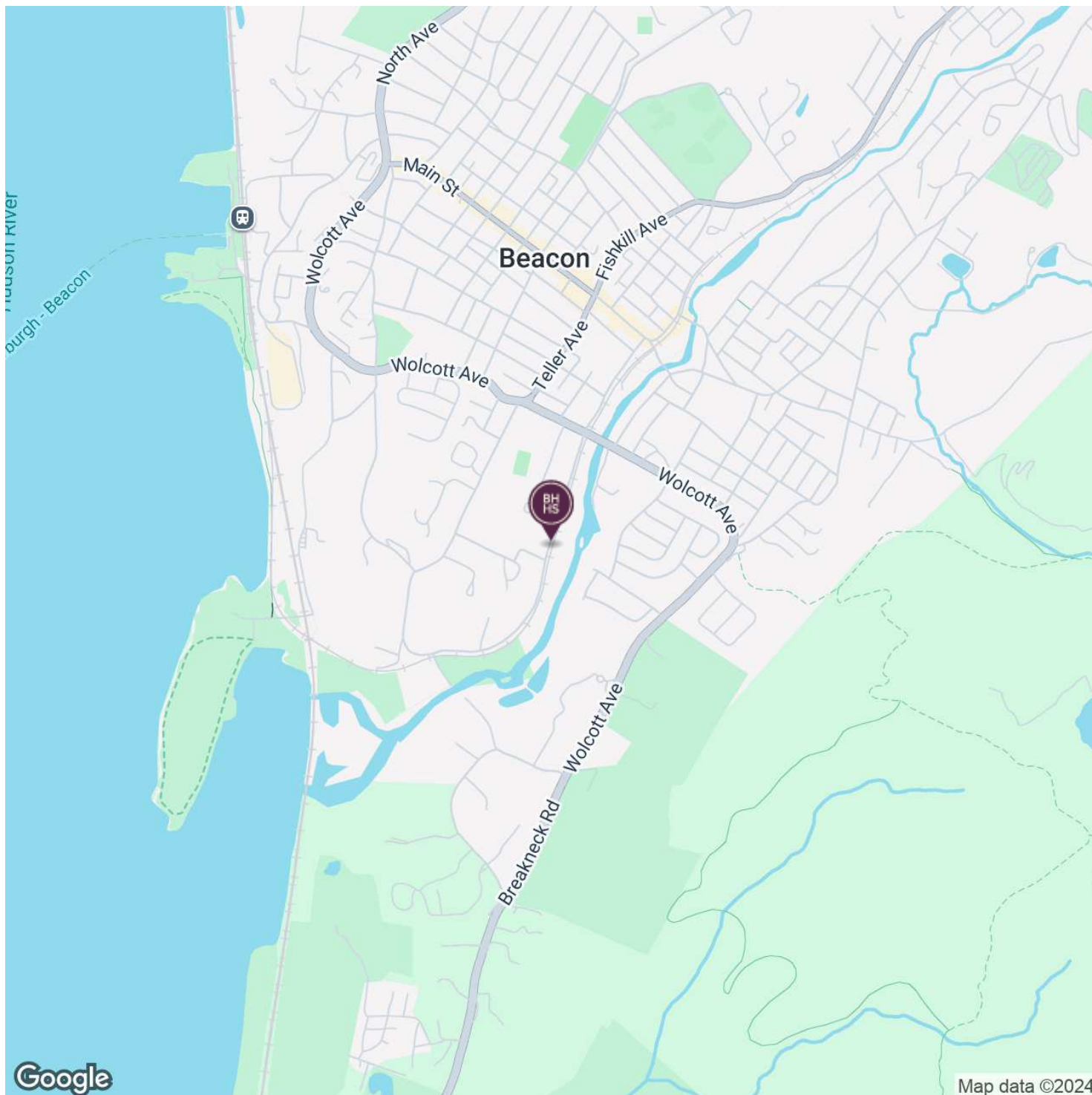




COMMERCIAL BUILDING FOR LEASE

248 TIORONDA AVENUE, BEACON, NY 12508

LOCATION MAP

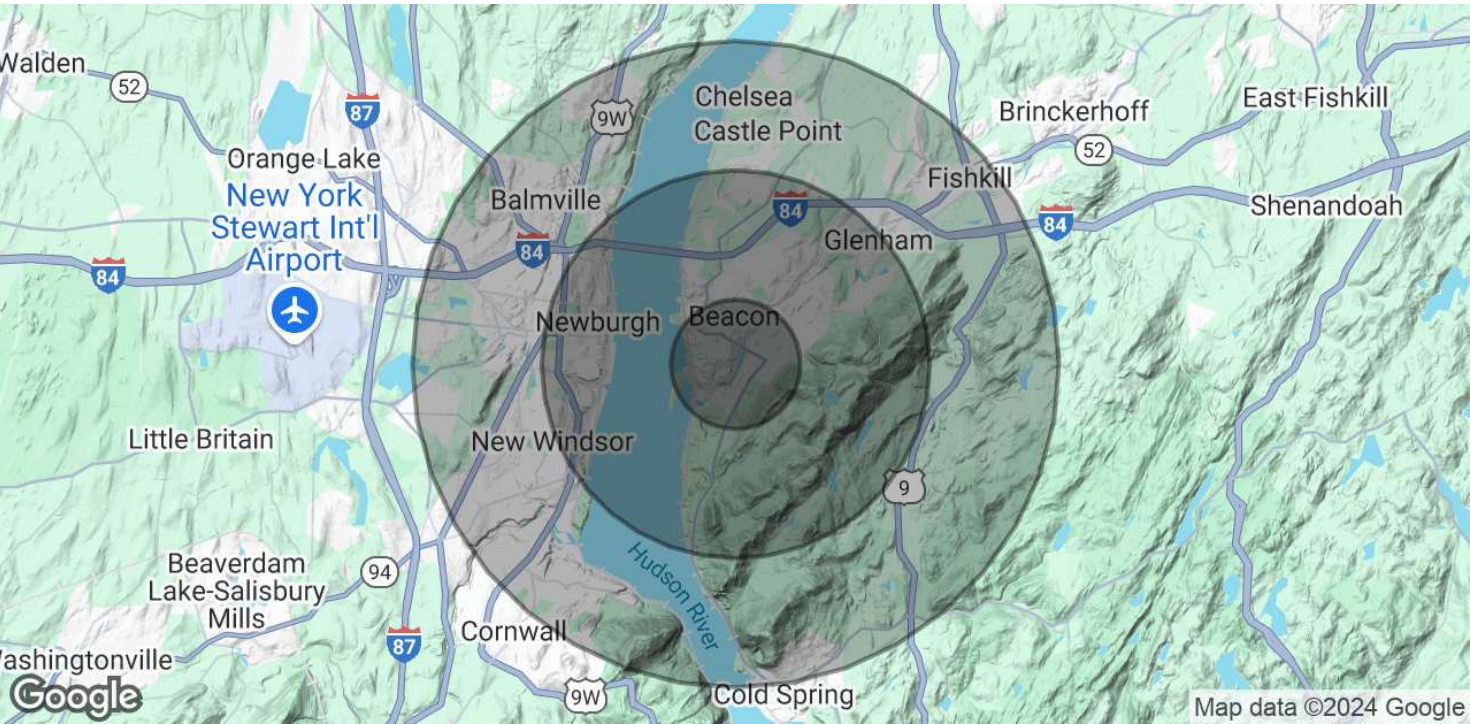




COMMERCIAL BUILDING FOR LEASE

248 TIORONDA AVENUE, BEACON, NY 12508

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,688	44,494	92,390
Average Age	42	39	41
Average Age (Male)	41	39	40
Average Age (Female)	43	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,769	16,223	35,030
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$130,717	\$98,965	\$107,933
Average House Value	\$491,314	\$370,217	\$379,899

Demographics data derived from AlphaMap

November 8, 2024

Via Email

Hon. Lee Kyriacou
Mayor of the City of Beacon
And Members of the City Council
1 Municipal Plaza
Beacon, New York 12508

Re: *Beacon 248 Holdings LLC*
248 Tioranda Avenue (SBL: 6054-45-012574)

Dear Mayor Kyriacou and City Councilmembers:

We submit this letter to address comments raised during the October 15 meeting. The Council expressed concern that our client is improperly trying to evade Code requirements, and asked about the project's chronology, including the prior ZBA application.

Our client complied, to the extent practicable, with its obligation to construct the residential and commercial components "concurrently." No one is trying to be underhanded or violate the code; in fact, we are seeking relief from the Council mindful of what the Code provides. The commercial piece stalled due strictly to changed market conditions post-pandemic. Our client's broker will attend on November 12 to describe what we all know: there has been a significant decline in demand for commercial space in recent years. Without a commercial tenant, our client cannot reasonably advance beyond the foundation and utilities. Unlike residential units, commercial space is designed and built to meet the specific needs of a tenant. It would be futile and a waste of resources to install the framing, much less finish the build-out of a "box," without knowing the end user.

Chronology

The Applicant obtained site plan approval for this mixed-use project on April 14, 2020, just one month after the start of the pandemic. Once return-to-work restrictions were lifted later that year, the Applicant began to seek construction financing from local banks, hoping to begin construction on the entire project in 2021. However, securing financing proved difficult given the pandemic's effect on commercial underwriting.

In June 2021, having struggled to obtain financing for the entire project and still lacking a commercial tenant, the Applicant sought a variance from the ZBA to permit construction of the residential component first. The Council now has documentation from the ZBA proceedings. It includes letters from two lenders stating that they would not finance the commercial space given

the risk involved. The minutes show that various questions were asked, like the ones being raised by the Council.

While the ZBA application was pending, Berkshire Bank fortunately stepped up and agreed to finance the entire project. Berkshire saw enough value in the residential component and was willing to take a chance on the commercial to work with our client, who has a strong reputation in the area. Our client jumped on the opportunity to get the project going. As such, with financing in hand, the Applicant voluntarily withdrew the ZBA application on September 10, 2021—the ZBA never voted on the application (copy of the withdrawal letter is attached).

The Applicant's *groundbreaking on the entire project* occurred on June 7, 2022 (it took some time to close on the construction loan). Both the residential and commercial sites were excavated, and foundations were poured (other site-wide improvements were also installed). It was always the Applicant's intent to construct both at the same time—in accordance with the Code and the Planning Board's approvals (and our client's own construction and financing schedule). Again, the only reason the residential and commercial elements were not completed together is because of the absence of a commercial tenant. Our client did not have the tenant specifications needed to begin framing the building. For example, a gym user would have much different spacing, ceiling height, and noise attenuation requirements than a music studio or more traditional office tenant.

Different Requests of the Council and ZBA

We also want to address the perception that our client is seeking a “second bite at the apple” after having failed to get relief from the ZBA. Initially, the ZBA application was withdrawn before a vote.

Perhaps more importantly, the relief sought is different. Our client asked the ZBA to permit the residential building *to be constructed* prior to the commercial building. If granted, our client would not have started any work on the commercial pad. That plan went away once Berkshire financed the entire project. Our client proceeded with the entire project (all excavations were done at once), hoping that the commercial use would come to fruition over time. But that never happened. Our client is now asking the Council to permit the *issuance of a CO for the residential building* while we continue to evaluate the market demand for the commercial space and a potential alternative if there continues to be no meaningful interest.

It is also relevant that the function of the ZBA and your Council is distinct. This is not a run-of-the-mill setback, coverage or height variance, which are the usual requests that come before the ZBA. This is instead a legislative policy issue that stems from the language in the Code about “concurrent” construction. Critically, this language was enacted *before the pandemic* in 2018. What made sense then may not work anymore. The Council has already begun to revisit this requirement by amending the Code to allow a CO to be issued for dwelling units prior to completion of the nonresidential component upon a showing of “good cause.”

Conclusion

Based on all these reasons, and those in our October 11 letter, there is “good cause” for the Council to authorize the issuance of a CO for the residential rental units pursuant to City Code Section 223-41.14B. The unexpected and sudden change in market constraints affected our client’s ability to complete the project all at once as everyone expected and desired.

And, as described previously, the City would reap several public benefits by issuing the CO for the 64 residential units: much needed housing (including 6 below market-rate units), Greenway Trail improvements, and new economic activity (taxes and spending).

Finally, with respect to the slippery slope concern, we are not aware of another current project that would face this scenario, and any future mixed-use project would likely not accept a condition that commercial and residential must be constructed together. It does not work in today’s economic climate. This is a unique situation which must be judged on its own facts.

We look forward to continuing our discussion on November 12 (with our client’s broker), and working together to achieve an outcome that allows the project to move forward. Our client never intended to violate the Code and apologizes for any lapse in communication over the years.

Thank you for the City Council’s continued attention.

Respectfully submitted,
ZARIN & STEINMETZ LLP

By: Brad Schwartz
Brad Schwartz
Brian T. Sinsabaugh

cc: Christopher White, City Administrator
Nicholas Ward-Willis, Esq.

BNR
Berlandi Nussbaum & Reitzas LLP
Attorneys at Law

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WWW.BNRLLP.COM

September 10, 2021

VIA ELECTRONIC MAIL

Hon. David Jensen, And
Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application of 248 Beacon Holdings, LLC, for an Area Variance
Premises: 248 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (5954-16-993482 & 6054-45-012574- Now Merged)

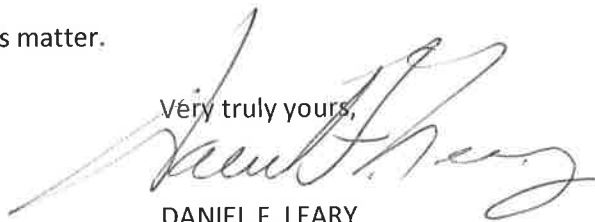
Dear Chairman Jensen and Members of the Zoning Board of Appeals ("ZBA"):

As you know, this firm represents 248 Beacon Holdings, LLC (the "Applicant"), the owner of property located at 248 Tioronda Avenue in the City of Beacon (the "City"), known and designated on the tax assessment map of the City as 5954-16-993482 & 6054-45-012574.

On behalf of the Applicant, please be advised that the pending application to the ZBA for a variance from Section 223-41.14B of the Zoning Code ("Bulk Regulations") is hereby withdrawn.

Thank you for your attention to this matter.

Very truly yours,



DANIEL F. LEARY

Cc: Berry Kohn, 248 Beacon Holdings, LLC
Drew Gamils, Esq., ZBA Attorney

City of Beacon Zoning Board of Appeals Agenda
07/20/2021

Title:

Review and hold public hearing on application submitted by Beacon 248 Holdings, LLC, 248 Tioronda Avenue, Tax Grid No.'s 30-5954-16-993482-00 & 30-6054-45-012574-00, FCD Zoning District, for relief from Section 223-31.1(B) to allow construction of the residential buildings to take place before, and not concurrently with, construction of the project's commercial building

ATTACHMENTS

[248 Tioronda Avenue Application.pdf](#)

[248 Tioronda Avenue EAF.pdf](#)

[248 Tioronda Avenue Cover Letter.pdf](#)

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: 248 Beacon Holdings LLC ADDRESS: 147 Union Street
Poughkeepsie, NY 12601

TELEPHONE: (845) 393-1380 E-MAIL: berry@chaibuilders.com

APPLICANT (if not owner): Same as above ADDRESS: Same as above

TELEPHONE: Same as above E-MAIL: Same as above

REPRESENTED BY: Daniel F. Leary, Esq. ADDRESS: 527 Route 22, Suite 2
Pawling, NY 12564

TELEPHONE: BNR LLP (914) 837-0896 E-MAIL: dleary@bnrllp.com

PROPERTY LOCATION: 248 Tioranda Avenue ZONING DISTRICT: FCD (Fishkill Creek Development)

TAX MAP DESIGNATION: SECTION 5954 BLOCK 16 LOT 993482
6054 45 012574

Section of Zoning Code appealed from or Interpretation desired:
Section 223-41.14B

Reason supporting request:

See Attached

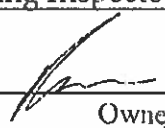
Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Site Plan, Correspondence from David Buckley, Building Inspector, dated June 25,
Correspondence of CPC, dated May 17, 2021.

Date: June 28, 2021

**2021,
Fee Schedule**

AREA VARIANCE \$ 250
USE VARIANCE \$ 500
INTERPRETATION: \$ 250


Owner's Signature


Applicant's Signature

****escrow fees may apply if required by Chairman****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 248 Beacon Holdings LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Bernard Kohn

Michael Silberberg

List all properties in the City of Beacon that you hold a 5% interest in:

344 Main Street, Beacon, NY 12508

Craig House

Applicant Address: 147 Union Street, Poughkeepsie, NY 12601

Project Address: 248 Tioronda Avenue

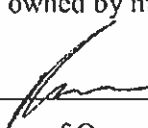
Project Tax Grid # 5954-16-993482 & 6054-45-012574

Type of Application Zoning Board of Appeals ("ZBA")

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Bernard Kohn, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- | | |
|---|---------------|
| 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon | <u>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u> </u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u> </u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u> </u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</u> |


Signature of Owner

Bernard Kohn- Principal

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://cityofbeacon.org/>**INDIVIDUAL DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: 248 Beacon Holdings LLCAddress of Applicant: 147 Union Street, Poughkeepsie, NY 12601Telephone Contact Information: (845) 393-1380**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
248 Beacon Holdings LLC	147 Union Street Poughkeepsie, NY	(845) 393-1380	12110118 by Deed	Book 22019 Pg. 496 - Dutchess County Clerk

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

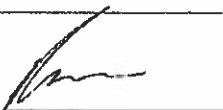
☒

NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn

(Signature)



FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://cityofbeacon.org/>**ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION: N/A

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

[illegible]

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
248 Beacon Holdings LLC	147 Union Street Poughkeepsie, NY 12601
Beacon 248 Development LLC	104 Rochelle Avenue Rochelle Park 275

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

N/A

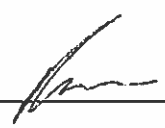
SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that I am (Title) Principal, an active and qualified member of the LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn

(Signature) 

617.20
Appendix B
Short Environmental Assessment Form

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: 248 Tioronda Avenue Mixed-Use Project (Residential)							
Project Location (describe, and attach a location map): 248 Tioronda Avenue Beacon, NY 12508 (Commercial)							
Brief Description of Proposed Action: Application to the Zoning Board of Appeals ("ZBA") for relief from Section 223-41.14B of the Zoning code, to allow for construction of residential before office is fully built.							
Name of Applicant or Sponsor: 248 Beacon Holdings LLC		Telephone: 845-393-1380 E-Mail: berry@chaibuilders.com					
Address: 147 Union Street							
City/PO: Poughkeepsie		State: NY	Zip Code: 12601				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		9.18 acres					
b. Total acreage to be physically disturbed?		N/A acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.18 acres					
4. Check all land uses that occur on, adjoining and 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 service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
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 plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	☒	☐	
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: ☐ NO ☐ YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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: <u>Former NYCS DEC State Super fund site - May 2003</u>	NO	YES
	☐	☒
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>248 Beacon Holdings LLC</u>		Date: <u>6/28/2021</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency _____ Date	
_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer	
_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer)	

PRINT

City of Beacon

Request for Area Variance from the Zoning Board of Appeals (the “ZBA”)

Applicant: 248 Beacon Holdings LLC (the “Applicant”)

Parcel Nos: 5954-16-993482 & 6054-45-012574 (Merged)

Hearing Date: July 20, 2021

Supplemental Responses to the ZBA Application

Section of the City of Beacon Zoning Code from which variance is requested and herewith appealed:

The Applicant is seeking a variance from the following code section:

Section 223-41.14B of the City Zoning Code (“Bulk Regulations”), which requires that nonresidential space be built out before or concurrently with the residential development of the site.

Request for Area Variance.

Pursuant to General City Law Section 81-b (4) and Section 223.55 (C) (2) (b) of the City Zoning Code, the overall test for area variances is the balancing of the benefit to the applicant if the variances are granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or the community by such grant. As more fully set forth in the enclosed correspondence from The Community Preservation Corporation (“CPC”), dated May 17, 2021, the Applicant is not able to finance the commercial/office component of his fully approved mixed use project (the “Project”) at this time. This is due to the uncertainty of demand for commercial space and office space in particular, attributed to the pandemic and other factors. On the other hand, financing for the residential component of the Project remains available, and the Applicant is desirous of commencing construction on that portion of the Project as soon as possible. The Applicant is fully committed to the construction of the nonresidential space as approved for the Project, once financing is available. Therefore, the Applicant respectfully asks that the ZBA consider the benefit of granting the requested relief from Section 223-41.14B of the Zoning Code, when weighing and balancing the following five (5) factors:

1. There will be no undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of the variance.

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variance. For the Project as a whole, the previous approval by the City of Beacon Planning Board to construct two multifamily buildings and a commercial building remains intact. The Applicant is not proposing to construct any additional buildings, expand impervious surfaces or change any of the previously approved setback, lot coverage and other

dimensional requirements applicable to development in the Fishkill Creek Development (“FCD” Zoning District. In addition, the Project would remain wholly consistent with the Local Waterfront Revitalization Program (“LWRP”) Zoning District. In sum, there will be no undesirable or detrimental “external” impacts to the character of the neighborhood or nearby surrounding properties by the grant of this variance.

2. The benefit sought by the applicant cannot be achieved by some method feasible for the Applicant to pursue, other than a variance.

As demonstrated by the enclosed correspondence from the CPC, there are no other feasible methods for the Applicant to pursue besides the requesting variance. Specifically, the financial viability of the Project itself hinges on the grant of the variance. Because the Applicant cannot obtain financing for the Project without obtaining relief from the sequencing in construction between commercial space and residential development required under Section 223-41.14B, there are no other feasible options for the Applicant to pursue. The Applicant is working within the constraints of the existing lending/borrowing market and this variance is the minimum necessary that will allow construction of the Project to move forward.

3. The requested variance is not substantial.

The requested variance is not substantial in effect. “Substantiality” is not just a matter of mathematical proportion. Rather, the reigning test is always whether the variance will have a detrimental effect on the neighborhood.

As already noted in “1” above, there will be no detrimental effect on the neighborhood by the grant of this variance. In fact, the variance being sought does nothing to change or increase building/lot coverage, setbacks, building size or the space between the proposed development and neighboring property owners required under the approved site plan or in the Zoning Code.

4. The requested variance, if granted, will not have an adverse impact on the physical and/or environmental conditions in the neighborhood.

The proposed variance will not have an adverse effect on the physical or environmental conditions of the neighborhood or district. There will be no adverse effects of noise, vibrations, odor, traffic or impact on public services by the grant of this variance. The variance will not result in any adverse impacts under SEQRA, nor will it increase any of the environmental impacts that went in to the “Negative Declaration” adopted by the Planning Board as Lead Agency on April 14, 2014. Other than this proposed change in sequencing between commercial and residential construction, none of the terms and conditions of the site plan previously approved by the Planning Board will be impacted by the grant of the variance, and the Project’s consistency with the LWRP remains unchanged.

5. The alleged difficulty was not self-created.

The alleged difficulty was not self-created, but arises out of a zoning amendment that was adopted well after the Applicant selected the site as the location of its proposed development and commenced site plan review by the Planning Board. However, even if the hardship was self-created, this alone does not preclude the grant of an area variance under General City Law 84-b (4) (v).



Berlandt Nussbaum & Reitzas LLP
Attorneys at Law

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25TH FLOOR
NEW YORK, NY 10017

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FACSIMILE (646) 461-2312

WWW.BNRLLP.COM

June 29, 2021

VIA ELECTRONIC MAIL

Hon. David Jensen, And
Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application of 248 Beacon Holdings, LLC, for an Area Variance
Premises: 248 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (5954-16-993482 & 6054-45-012574- Now Merged)

Dear Chairman Jensen and Members of the Zoning Board of Appeals ("ZBA"):

By way of introduction, this firm represents 248 Beacon Holdings, LLC (the "Applicant"), the owner of property located at 248 Tioronda Avenue in the City of Beacon (the "City"), known and designated on the tax assessment map of the City as 5954-16-993482 & 6054-45-012574, but merged in to one parcel pursuant to the previously granted subdivision/lot merger approval by the City of Beacon Planning Board (the "Property").

Pursuant to Section 223.55 (C)(2) of the City of Beacon Zoning Code, we submit the enclosed application to the ZBA for a variance from Section 223-41.14B of the Zoning Code ("Bulk Regulations"), which requires that nonresidential space be built out before or concurrently with the residential development of the Property. Attached to the application is a supplemental statement setting forth the reasons supporting the request for a variance. In further support, we also enclose correspondence of The Community Preservation Corporation, dated May 17, 2021.

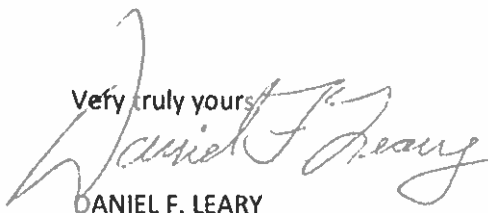
We respectfully request that the application be placed on the agenda of the July 20, 2021 meeting for a public hearing and consideration of this request for a variance. In the interim, if you have any questions, or need additional information, please do not hesitate to contact me at 914-837-0896 or dleary@bnrllp.com.

June 29, 2021
Page 2 of 2

BNR

Thank you for your consideration.

Very truly yours

A handwritten signature in cursive script, reading "Daniel F. Leary". The signature is written in dark ink and is positioned over the typed name "DANIEL F. LEARY".

DANIEL F. LEARY

Cc: Berry Kohn, 248 Beacon Holdings, LLC
Drew Gamils, Esq., ZBA Attorney
Jennifer L. Gray, Esq., Planning Board Attorney



David Buckley
Building Inspector

CITY OF BEACON
New York

BUILDING DEPARTMENT

845-838-5020
Email: dbuckley@cityofbeacon.org

June 25, 2021

Re: 248 Tioronda Ave
Grid # 5954-16-993482

Dear Mr. Kohn:

Your request to not build the commercial building concurrently with the two residential buildings at the referenced address is in violation of section 223-41.14(B) of the City of Beacon Zoning Code and cannot be approved.

You are hereby directed to apply to the zoning board of appeals for relief of this request. If you have any questions or need further information, please feel free to contact me at (845) 838-5020. Thank you.

Sincerely,

A handwritten signature in dark ink that reads "David Buckley". The signature is stylized with a large, looped "D" and a flourish at the end.

David Buckley
Building Inspector



The Community Preservation Corporation

480 Bedford Road, Suite 4201
Chappaqua, New York 10514

May 17, 2021

Mr. Bernard Kohn
248 Beacon Holdings LLC

Re: 248 Tioronda Avenue, Beacon, NY

To whom it may concern:

Mr. Kohn has submitted a request to the Community Preservation Corporation (CPC) for Construction Financing for the purposes of constructing a mixed-use development consisting of 64 residential apartments and 25,400 SF of Office space. The financing request states that the residential apartments will be constructed in two separate buildings with each building consisting of 32 apartments. The 25,400 SF of Office Space will be located in a third building.

CPC has reviewed the proposed development and is supportive of the project and would like to find a way to provide Mr. Kohn with the requested financing to construct additional housing in Beacon. CPC would like to move forward toward loan approval, however, given the uncertainty for demand for commercial space and in particular office space created by the pandemic, we are not able to finance the commercial component of this project at this time. CPC relies on Permanent Loan lenders such as Freddie Mac and Fannie Mae among others to provide long term financing to take-out CPC's Construction Loan's and these lenders are currently very hesitant to and in most cases not underwriting any income generated from office space or the commercial components of mixed-use developments. If these lenders begin to consistently underwrite to commercial income and in particular office space in the future, CPC would then reevaluate the loan request at that time, but for the time being we are unable to finance the commercial portion of this development.

CPC is both interested and excited to provide capital for multi-family development in Beacon and throughout New York State. Mr. Kohn is an existing client of CPC's and is currently in good standing. CPC is looking forward to working with Mr. Kohn in order to develop and preserve much needed safe affordable housing throughout the Hudson Valley.

Should you have any questions, please feel free to contact me.

Best Regards,

Michael Kroog Digitally signed by Michael Kroog
Date: 2021.05.17 16:20:46 -04 00'

Michael Kroog
Vice President, Mortgage Officer
P - (914) 801-1065
E - mkroog@communitypc.com

Other plans would not have required a variance but the garage entrance would have been closed off making it unfeasible. Mr. Buckley explained the height of the proposed second story complies with zoning.

Michal Mart, Sycamore Drive resident, supported the neighbors and felt the board should consider their concerns.

There were no further comments and Mr. Haug made a motion to continue the public hearing at the August meeting, seconded by Mr. Lanier. All voted in favor. Motion carried; 5-0.

ITEM NO. 5 REVIEW AND HOLD PUBLIC HEARING ON APPLICATION SUBMITTED BY BEACON 248 HOLDINGS, LLC, 248 TIORONDA AVENUE, TAX GRID NO. 30-5954-16-993482-00 & 30-6054-45-012574-00, FCD ZONING DISTRICT, FOR RELIEF FROM SECTION 223-41.1(B) TO ALLOW CONSTRUCTION OF THE RESIDENTIAL BUILDINGS TO TAKE PLACE BEFORE, AND NOT CONCURRENTLY WITH, CONSTRUCTION THE PROJECT'S COMMERCIAL BUILDING

Mr. Haug made a motion to open the public hearing on the application submitted by Beacon 248 Holdings, LLC, 248 Tioronda Avenue, for relief from Section 223-41.1(B) to allow construction of the residential buildings to take place before, and not concurrently with, construction of the project's commercial building, seconded by Ms. Smith. All voted in favor. Motion carried; 5-0.

Attorney Daniel Leary described his client's appeal seeking relief from the sequencing requirement in the Fishkill Creek Development Zone which requires commercial uses be constructed at the same time, or before, residential uses. He reported his client has every intention of building both components but due to financial reasons wants to be able to move forward with construction of the residential buildings first. Mr. Leary attended the Planning Board meeting and based on their comments submitted additional financial information. He also noted his client would not be opposed to the Planning Board's suggestion if the variance were to be granted that a condition be included to ensure the commercial portion of the project is built. Mr. Leary believed they could meet the five criteria of an area variance and that the variance should be granted.

City Attorney Drew Gamils explained this is an Unlisted Action under SEQRA and there are no other involved agencies. The Planning Board is undergoing a separate SEQRA review for a site plan amendment. The Zoning Board will need to make a determination on whether a sequencing change would be a significant environmental impact.

Mr. Leary reported his client has not been able to find funding for the commercial component of the development. The applicant has applied to The Community Preservation Corporation (CPC) and commercial lender Lakeland Bank. Both entities have expressed concerns due to difficulty of the times and changes resulting from the pandemic. Each cite issues with permanent loan lenders such as Fanny Mae and Freddy Mac. Mr. Leary repeated his client's commitment to constructing the commercial portion and knows it is a requirement of his Site Plan Approval, but timing is the issue. The requirement to construct both commercial and residential components at the same time was enacted in 2018 when the pandemic was not in

sight. Mr. Leary believed future lending will change and much optimism exists for business to open, particularly in this area. He feels this variance would not have an adverse impact to the neighborhood and explained the project cannot move forward without this component. Mr. Leary explained they are unable to add more equity to lessen the amount of loan that is needed, and they have not been able to find a tenant at this time.

A lengthy discussion took place regarding the City's goal to make certain that commercial uses are built along with residential uses and that requirements may need to be revisited as things have changed since the pandemic. City Attorney Drew Gamils explained the requirement is listed under bulk regulations making this an area variance, and each case is considered individually. A possible condition could be that a Certificate of Occupancy for the residential portion would not be issued until steps are made towards the construction of the commercial component. Mr. Jensen opened the floor for public comment.

Theresa Kraft, Liberty Street, read the following comments:

Sadly, Beacon residents are here tonight and listening across social media to a distressed developer asking this ZBA for a variance that is clearly self-created. The applicant and his legal team are requesting a variance to build out only the residential apartment units first because they cannot afford to build the commercial units at the same time. Everybody in construction knows it's more cost effective to build out methodically and not build a project in piecemeal. This request raises all the red flags. If they don't have the funds to do the project following codes and their approved application let them put it on the shelf, to blame it on the pandemic is a stretch. Remember the same developer owns the Craig house property. Why open a can of worms that could set precedent and alter that historic property as well or any other large new development in this municipality? Beacon must put a stop to all fourth floor builds and setbacks and special site plan approvals. It would be better for this city to demand better quality designs and high-end building materials used then to build more bland boxes in our beautiful city. Remember the number of residential units was based on the number of commercial units, this project is all intertwined, it was approved based on all the site plan components as a single entity with commercial and residential and not piecemeal in phases. Knowing the pattern of the applicant's other projects there is not a single guarantee that it would be built as was approved. Please DO NOT ALLOW or grant any additional variances on this project. Period.

Arthur Camins, Rombout Avenue resident, felt the variance fails on all five criteria established for area variances. Granting a variance would go against the City's objective to create balance and sequencing for projects in this zoning district. He felt the goal can be achieved by other methods, that it is substantial, will have an adverse effect on the area, and that the situation is self-created. Mr. Camins believed the applicant knew they did not have financing for the project and he asked the board not to accept their speculative reasoning. He strongly opposed granting a variance.

Erin Giunta, 9 Knevels Avenue, opposed the variance request and felt the commercial space should be constructed at the same time as required by zoning. She feels the hardship is self-created because the applicant did not seek appropriate finding. Ms. Giunta said Beacon has enough residential units and pointed out the commercial space at 344 Main Street remained empty for a long time. She believed work continues on the site because the applicant is certain a variance will be granted. Ms. Giunta expressed her frustration that developers' needs are put before the City's needs.

Jeremy Sucklow, Beacon resident, said the developer is currently in trouble with 344 Main Street because the City Council is looking at providing parking for that site. The applicant's speculation is a problem because commercial construction is booming. He felt the board should not be in the business of Real Estate speculation.

Michal Mart, Beacon resident, pointed out this applicant is same as 344 Main Street which has been a problem. She felt restricting the Certificate of Occupancy is not a viable option. Ms. Mart said the applicant has additional partners who have plenty of money.

Al Espisito felt a variance like this would be considered spot zoning which creates more problems. The applicant will pay less taxes and the community will not have access to services in those commercial spaces. He felt the project will be a detriment to the community. Mr. Espisito believed this applicant is an aggressive developer with deep pockets that already has a problem on Main Street. He advised the board not to go forward with the variance.

Kathleen Mazza, felt the City Council did a lot of work on zoning and that the board should hold the line and keep regulations as the community wanted them. We need businesses to work for the people in Beacon.

Jessica Eriksmoen, 98 Knevels Avenue, felt this developer has disregard for life along the creek. She sees beavers on the road and foxes in the yard, and there is no attention to wildlife on the site. Ms. Eriksmoen said construction starts at 5:25 a.m. and felt there was a lot of cheating going on. She asked that the variance be denied.

Eve Morganstern was informed of this meeting by her neighbors. She finds the project disturbing and felt more commercial space is needed. She did not want the board to set a bad precedent by granting a variance.

Rachel (no last name provided), asked about the definition of "commercial" and that it could be service related such as a bank, hair salon, or other service-related businesses, not just office space. She felt it would be good to have such businesses and was in favor of the variance.

Mary Fris, 54 Hillside Road, asked for clarification and advised the board to consider placing stipulations on issuing Certificates of Occupancy for the residential portion. She felt no one should reside in the development until the commercial portion is completed.

Mr. Leary explained this project started 8-9 years ago and has received Site Plan Approval. He reported the zoning amendment to require construction of the commercial component was enacted well after the project started. Therefore, he felt his client's hardship should not be considered self-created, nor should the current funding situation. Mr. Leary added those factors do not preclude granting of the variance.

Mr. Jensen noted several emails were submitted and will be read into the record at the August meeting. City Attorney Gamils reviewed each line of the Environmental Assessment

Form (EAF) to get responses for preparation for Part 2 of the EAF and/or Negative SEQRA Declaration.

Michal Mart, Sycamore Drive resident, asked why SEQRA was being considered before a decision on the variance has been made. City Attorney Drew Gamils explained that SEQRA does not need to be done first, but items should be considered and review can be done simultaneously.

Arthur Camins, Rombout Avenue, noted the SEQRA review was about timing but the possibility of the project actually being completed is speculative. Mr. Haug explained SEQRA review is based on the assumption that the project was completed.

Michal Mart, Beacon resident, felt the board was simply reevaluating the same Negative Declaration that was already issued by the Planning Board.

After a lengthy discussion, members requested the applicant provide evidence that commercial space in Beacon is desirable, vacancy rates, names of companies that have declined the offer of space, the number of declinations, and when the search began. They also requested information on whether application was made to any other lenders and what efforts were made to find alternate funding.

Al Espisito asked why the applicant didn't hire a commercial realtor to rent the commercial space before going through with the project.

Mr. Leary explained the project can't move forward under these circumstances or without relief from this section of the code.

Elizabeth Strelchun, 335 Tioronda Avenue, felt it unacceptable for a developer to rape and pillage the land to only stop progress due to funding.

Theresa Kraft, Liberty Street, noted the developer's partner's name is Michael Silberger and he has plenty of funding. There is a violation at 344 Main Street and this applicant should not be before the board.

Jeremy Sucklow, Beacon resident, a building with office space is planned to be built at 418 Main Street so funding must be available.

There was no further discussion and Mr. Haug made a motion to adjourn the public hearing until the August meeting, seconded by Mr. Lanier. All voted in favor. Motion carried; 5-0.

Mr. Haug made a motion to enter into executive session for advice of counsel, seconded by Mr. Lanier. All voted in favor. Motion carried; 5-0. Members went into executive session at 10:20 p.m. Mr. Haug made a motion to come out of executive session, after receiving advice from counsel, to return to the regular meeting, seconded by Mr. Lanier. All voted in favor. Motion carried; 5-0. Members returned from executive session at 10:56 p.m.

There was no further business to discuss and Mr. Haug made a motion to adjourn the meeting, seconded by Mr. Lanier. All voted in favor. Motion carried; 5-0. The meeting was adjourned at 10:57 p.m.

The Board measured whether the requested variance was the minimum variance necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community. Members agreed the requested variance was the minimum and that the applicant was not asking for more relief than was necessary.

After careful consideration Ms. Smith made a motion to grant the variance as requested with conditions outlined in the draft resolution, seconded by Mr. Haug. All voted in favor. Motion carried; 4-0.

ITEM NO. 3 CONTINUE PUBLIC HEARING ON APPLICATION SUBMITTED BY SCOTT HERRING & LAUREN JOHNSON, 20 PAYE STREET, TAX GRID NO. 30-5954-15-730297-00, R1-10 ZONING DISTRICT, FOR RELIEF FROM SECTION 223-17(D) TON CONSTRUCT A ONE-STORY 1-1/2 CAR GARAGE WITH 21.11 FT. FRONT YARD SETBACK (25 FT. REQUIRED) AND 9.4 FT. SIDE YARD SETBACK (15 FT. REQUIRED)

Upon the request of the applicant, Mr. Haug made a motion to adjourn this item until the September 21, 2021 meeting, seconded by Ms. Ciaccio. All voted in favor. Motion carried; 4-0.

ITEM NO. 4 CONTINUE PUBLIC HEARING ON APPLICATION SUBMITTED BY BEACON 248 HOLDINGS, LLC, 248 TIORONDA AVENUE, TAX GRID NOS. 30-5954-16-993482-00 AND 30-6054-45-012574-00, FCD ZONING DISTRICT, FOR RELIEF FROM SECTION 223-41.1(B) TO ALLOW CONSTRUCTION OF THE RESIDENTIAL BUILDING TO TAKE PLACE BEFORE, AND NOT CONCURRENTLY WITH, CONSTRUCTION OF THE PROJECT'S COMMERCIAL BUILDING

Mr. Haug made a motion to continue the public hearing on the application submitted by Beacon 248 Holdings, LLC, 248 Tioronda Avenue, for relief from Section 223-41.1(b) to allow construction of the residential building to take place before, and not concurrently with, construction of the project's commercial building, seconded by Ms. Smith. All voted in favor. Motion carried; 4-0.

Daniel Leary, Partner at Berlandi Nussbaum and Reitzas LLP with offices at 125 Park Avenue, 25th Floor, New York, New York 10017, 445 Hamilton Avenue, 14th Floor, White Plains, New York 10601, and 527 Route 22, Suite 2, Pawling, New York 12564 was representing his client Berry Kohn, one of the owners and developers of 248 Tioronda Avenue. Mr. Leary and Mr. Kohn laid out the reasons for their request for relief from Section 223-41.1(b) to allow construction of the residential building to take place before, and not concurrently with, construction of the project's commercial building.

- 1) Mr. Kohn is having difficulty securing a loan without having a commercial tenant in place (as evidenced by a letter from Lakeland Bank he provided the Board). He is having trouble finding a commercial tenant because of the high degree of uncertainty that many potential commercial tenants are facing during the pandemic.
- 2) Mr. Kohn did not foresee the problems with the bank.

- 3) The type of commercial tenant determines the layout and building materials that Mr. Kohn will use. Without the commitment of a tenant, he does not know the layout or materials.
- 4) No major tenant will commit to the space due to the uncertainty of when the space will be available, right now there is a shortage of materials causing a delay in construction. Having an empty building sitting without any tenants is worse than not having a building.
- 5) Mr. Kohn is working hard to find a tenant, every real estate broker in Dutchess County and down to Westchester County knows about the project.
- 6) Prior to the pandemic, a tenant was not required in order to secure a commercial loan.

A discussion ensued by the Board about the definition of “Concurrently.” According to Mr. Buckley, concurrently means that the structures have to be built at the same time. Simply building one structure and only pouring the foundation of the other structure does not qualify as two buildings being built concurrently.

The Board expressed concern that Mr. Kohn will build the residential building and will never complete the commercial building. Mr. Jensen asked what assurance Mr. Kohn could provide that the commercial space will ever be built. Mr. Kohn said the he is installing \$1.5 million dollars-worth of commercial construction already. He also pointed out that another one of his projects, the building at 344 Main Street, Beacon, New York took three years to fill the commercial spaces, however he has been able to fill all of the spaces with good quality, long term tenants.

When asked by the Board about his construction timeline, Mr. Kohn stated that if he had commercial tenants in place, he could complete the project in 18 months. If, however he built the residential section first and then the commercial section, it would take 18 months for the residential and then another 8 to 12 months to build the commercial space.

Again, Mr. Jensen inquired about what assurance Mr. Kohn could provide to the City that the commercial space will be completed if the request is granted. Mr. Kohn responded, “I’m not sure I have an answer to that [...] It will get built, [...] I’m here to build, not to not to build.”

Theresa Kraft, Liberty Street

Ms. Kraft opposes Mr. Kohn’s request. She noted that the project was approved for the commercial and residential space to be built concurrently, not piecemeal. She questioned the validity of blaming the issues on COVID-19 since other commercial spaces are being aggressively built throughout the Hudson Valley. She’d like to see the funding issues fixed before moving forward.

Michal Mart, Sycamore Drive

Ms. Mart opposes Mr. Kohn's request. She said that approving the request would set a bad precedent for neighboring properties. The Zoning Board is only receiving an insultingly scant number of details to backup this request. Approving this request would open up the entire zoning code to be changed by a zoning board vote. She noted that a similar instance has likely happened elsewhere. She suggested that the City Attorney find similar case law. She requested that there be a thorough investigation into the existing case law and an explanation of why there is no case law if none can be found.

Erin Giunta, 9 Knevels Avenue

Ms. Giunta said that by not constructing the commercial and residential spaces concurrently, the construction timeline would be extended, thus further inconveniencing neighbors such as herself who have to live near a loud construction site. There are kids who walk by this to school every day. She questioned why Mr. Kohn was not providing the Board with more letters from banks showing that he cannot get a loan. She said that funding should have been secured by this point. Ms. Giunta noted that allowing this exception for Mr. Kohn would set a bad precedent for every developable property in the Fishkill Creek Development Zone.

Kristan Flynn, 125 Catherine Street

Ms. Flynn opposed Mr. Kohn's request. She said that the developer should be more creative when it comes to finding a commercial tenant. The fact that the zoning changed in the Fishkill Creek Development Zone did not create a hardship, if Mr. Kohn did not like the new zoning, the developer should have sold. Granting the request does not necessarily align with the City's priorities. There may not be a need for residential units in Beacon, there is currently a seven percent vacancy rate. More residential supply in the past few years has not brought down residential prices. Banks want to lend money; they want to keep money moving. COVID -19 didn't just happen to one project. She said it feels like everyone is working hard to find a loophole to the zoning based on a hardship with very little evidence.

Mr. Kohn said he was in favor of adjourning his request until the next meeting on September 21, 2021. For the September 21st Meeting, the Zoning Board requested more denial letters from lenders. The Board also requested information about how the applicant is searching for tenants, including but not limited to a list of brokers being used.

Mr. Haug made a motion to adjourn the public hearing on the application submitted by Beacon 248 Holdings, LLC, 248 Tioronda Avenue, until the September 21, 2021 meeting, seconded by Ms. Smith. All voted in favor. Motion carried; 4-0.

There was no further business to discuss and Mr. Haug made a motion to close the meeting, seconded by Ms. Ciaccio. All voted in favor. Motion carried; 4-0.

City of Beacon Zoning Board of Appeals Agenda
08/17/2021

Title:

Continue public hearing on application submitted by Beacon 248 Holdings, LLC, 248 Tioronda Avenue, Tax Grid Nos. 30-5954-16-993482-00 and 30-6054-45-012574-00, FCD Zoning District, for relief from Section 223-41.1(B) to allow construction of the residential building to take place before, and not concurrently with, construction of the project's commercial building

ATTACHMENTS

[ZBA Resolution 248 Tioronda](#)

[248 Tioronda Avenue Application.pdf](#)

[248 Tioronda Avenue Cover Letter.pdf](#)

[248 Tioronda Avenue EAF.pdf](#)

[E-mail From CPC.pdf](#)

[Letter from Lakeland Bank.pdf](#)

[248 Tioronda Avenue Variance Request EAF Part 2 and 3](#)

[Variance Request 248 Tioronda EAF Part 3 Negative Declaration](#)

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION

Parcel ID# 5954-16-993482 & 6054-45-012574

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by 248 Beacon Holdings, LLC (the “Applicants”) for relief from City Code § 223-41.1B to allow construction of the residential buildings to take place before, and not concurrently with, construction of the project’s commercial building on property located at 248 Tioronda Avenue, in the Fishkill Creek Development (FCD) District. Said premises being known and designated on the tax map of the City of Beacon as Parcel ID# 5954-16-993482 & 6054-45-012574 (the “Property”); and

WHEREAS, City Code § 223-41.1B requires that development in the FCD District include a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, a duly advertised public hearing on the application was held on July 20, 2021 and continued the public hearing on August 16, 2021, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on August 16, 2021; and

WHEREAS, the proposed action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, the Board considered the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant; and

WHEREAS, acting in its capacity as Lead Agency for environmental review, and after taking a “hard look” at all of the potential environmental impacts that might result from the proposed action, the Board has concluded for the reasons set forth in the annexed Negative Declaration that there will be no significant environmental impact or effect caused or occasioned by the issuance of the requested area variance.

NOW, THEREFORE, BE IT RESOLVED, that the Board, pursuant to the State Environmental Quality Review Act, hereby adopts the attached Negative Declaration.

BE IT FURTHER RESOLVED, that the Board, from the application, considered each of the factors set forth at Section 81-b(4)(b) of the General City Law and found, with respect to those considerations, as follows

- 1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board found that
- 2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board found that
- 3) As to whether the requested variance is substantial, the Board found that
- 4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board found that.
- 5) As to whether the alleged difficulty is self-created, the Board found that the variance is.

BE IT FURTHER RESOLVED, that the Board finds that the requested variance [IS/IS NOT] the minimum variance necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that said application for relief from City Code § 223-41.1B to allow construction of the residential buildings to take place before, and not concurrently with, construction of the project's commercial building on property located at 248 Tioronda Avenue, in the Fishkill Creek Development (FCD) District, is hereby [GRANTED/DENIED], subject to the following conditions:

1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.
2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of this Resolution; (ii) commence construction

within six months following the date of issuance of the building permit; and (iii) fails to complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance were originally granted have not substantially changed.

Dated: August 17, 2021

Mr. David Jensen, Chairman

Chairman David Jensen called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
		David Jensen		
		Judy Smith		
		Robert Lanier		
		Jordan Haug		
		Elaine Ciaccio		
		Motion Carried		0

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: 248 Beacon Holdings LLC ADDRESS: 147 Union Street
Poughkeepsie, NY 12601

TELEPHONE: (845) 393-1380 E-MAIL: berry@chaibuilders.com

APPLICANT (if not owner): Same as above ADDRESS: Same as above

TELEPHONE: Same as above E-MAIL: Same as above

REPRESENTED BY: Daniel F. Leary, Esq. ADDRESS: 527 Route 22, Suite 2
Pawling, NY 12564

TELEPHONE: BNR LLP (914) 837-0896 E-MAIL: dleary@bnrllp.com

PROPERTY LOCATION: 248 Tioranda Avenue ZONING DISTRICT: FCD (Fishkill Creek Development)

TAX MAP DESIGNATION: SECTION 5954 BLOCK 16 LOT 993482
6054 45 012574

Section of Zoning Code appealed from or Interpretation desired:
Section 223-41.14B

Reason supporting request:
See Attached

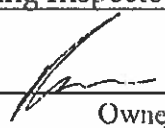
Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Site Plan, Correspondence from David Buckley, Building Inspector, dated June 25,
Correspondence of CPC, dated May 17, 2021.

Date: June 28, 2021

**2021,
Fee Schedule**

AREA VARIANCE \$ 250
USE VARIANCE \$ 500
INTERPRETATION: \$ 250


Owner's Signature


Applicant's Signature

****escrow fees may apply if required by Chairman****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 248 Beacon Holdings LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Bernard Kohn

Michael Silberberg

List all properties in the City of Beacon that you hold a 5% interest in:

344 Main Street, Beacon, NY 12508

Craig House

Applicant Address: 147 Union Street, Poughkeepsie, NY 12601

Project Address: 248 Tioronda Avenue

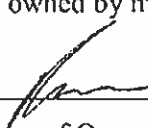
Project Tax Grid # 5954-16-993482 & 6054-45-012574

Type of Application Zoning Board of Appeals ("ZBA")

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Bernard Kohn, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- | | |
|---|---------------|
| 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon | <u>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u> </u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u> </u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u> </u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</u> |


Signature of Owner

Bernard Kohn- Principal

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://cityofbeacon.org/>**INDIVIDUAL DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: 248 Beacon Holdings LLCAddress of Applicant: 147 Union Street, Poughkeepsie, NY 12601Telephone Contact Information: (845) 393-1380**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
248 Beacon Holdings LLC	147 Union Street Poughkeepsie, NY	(845) 393-1380	12110118 by Deed	Book 22019 Pg. 496 - Dutchess County Clerk

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

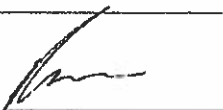
☒

NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn

(Signature)



FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://cityofbeacon.org/>****ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION: N/A

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

[illegible]

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
248 Beacon Holdings LLC	147 Union Street Poughkeepsie, NY 12601
Beacon 248 Development LLC	104 Rochelle Avenue Rochelle Park 275

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

N/A

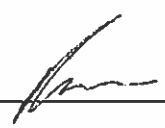
SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that I am (Title) Principal, an active and qualified member of the LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn

(Signature) 



Berlandt Nussbaum & Reitzas LLP
Attorneys at Law

NEW YORK CITY OFFICE

125 PARK AVENUE
25TH FLOOR
NEW YORK, NY 10017

WHITE PLAINS OFFICE

445 HAMILTON AVENUE
14TH FLOOR
WHITE PLAINS, NY 10601

PAWLING OFFICE

527 ROUTE 22
SUITE 2
PAWLING, NY 12564

TELEPHONE (212) 804-6329
FACSIMILE (646) 461-2312

WWW.BNRLLP.COM

June 29, 2021

VIA ELECTRONIC MAIL

Hon. David Jensen, And
Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application of 248 Beacon Holdings, LLC, for an Area Variance
Premises: 248 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (5954-16-993482 & 6054-45-012574- Now Merged)

Dear Chairman Jensen and Members of the Zoning Board of Appeals ("ZBA"):

By way of introduction, this firm represents 248 Beacon Holdings, LLC (the "Applicant"), the owner of property located at 248 Tioronda Avenue in the City of Beacon (the "City"), known and designated on the tax assessment map of the City as 5954-16-993482 & 6054-45-012574, but merged in to one parcel pursuant to the previously granted subdivision/lot merger approval by the City of Beacon Planning Board (the "Property").

Pursuant to Section 223.55 (C)(2) of the City of Beacon Zoning Code, we submit the enclosed application to the ZBA for a variance from Section 223-41.14B of the Zoning Code ("Bulk Regulations"), which requires that nonresidential space be built out before or concurrently with the residential development of the Property. Attached to the application is a supplemental statement setting forth the reasons supporting the request for a variance. In further support, we also enclose correspondence of The Community Preservation Corporation, dated May 17, 2021.

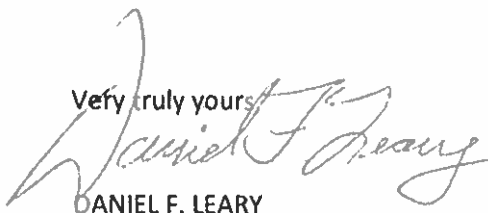
We respectfully request that the application be placed on the agenda of the July 20, 2021 meeting for a public hearing and consideration of this request for a variance. In the interim, if you have any questions, or need additional information, please do not hesitate to contact me at 914-837-0896 or dleary@bnrllp.com.

June 29, 2021
Page 2 of 2

BNR

Thank you for your consideration.

Very truly yours

A handwritten signature in cursive script, reading "Daniel F. Leary". The signature is written in dark ink and is positioned over the typed name "DANIEL F. LEARY".

DANIEL F. LEARY

Cc: Berry Kohn, 248 Beacon Holdings, LLC
Drew Gamils, Esq., ZBA Attorney
Jennifer L. Gray, Esq., Planning Board Attorney



David Buckley
Building Inspector

CITY OF BEACON
New York

BUILDING DEPARTMENT

845-838-5020
Email: dbuckley@cityofbeacon.org

June 25, 2021

Re: 248 Tioronda Ave
Grid # 5954-16-993482

Dear Mr. Kohn:

Your request to not build the commercial building concurrently with the two residential buildings at the referenced address is in violation of section 223-41.14(B) of the City of Beacon Zoning Code and cannot be approved.

You are hereby directed to apply to the zoning board of appeals for relief of this request. If you have any questions or need further information, please feel free to contact me at (845) 838-5020. Thank you.

Sincerely,

A handwritten signature in dark ink that reads "David Buckley". The signature is stylized with a large, looped "D" and a flourish at the end.

David Buckley
Building Inspector



The Community Preservation Corporation

480 Bedford Road, Suite 4201
Chappaqua, New York 10514

May 17, 2021

Mr. Bernard Kohn
248 Beacon Holdings LLC

Re: 248 Tioronda Avenue, Beacon, NY

To whom it may concern:

Mr. Kohn has submitted a request to the Community Preservation Corporation (CPC) for Construction Financing for the purposes of constructing a mixed-use development consisting of 64 residential apartments and 25,400 SF of Office space. The financing request states that the residential apartments will be constructed in two separate buildings with each building consisting of 32 apartments. The 25,400 SF of Office Space will be located in a third building.

CPC has reviewed the proposed development and is supportive of the project and would like to find a way to provide Mr. Kohn with the requested financing to construct additional housing in Beacon. CPC would like to move forward toward loan approval, however, given the uncertainty for demand for commercial space and in particular office space created by the pandemic, we are not able to finance the commercial component of this project at this time. CPC relies on Permanent Loan lenders such as Freddie Mac and Fannie Mae among others to provide long term financing to take-out CPC's Construction Loan's and these lenders are currently very hesitant to and in most cases not underwriting any income generated from office space or the commercial components of mixed-use developments. If these lenders begin to consistently underwrite to commercial income and in particular office space in the future, CPC would then reevaluate the loan request at that time, but for the time being we are unable to finance the commercial portion of this development.

CPC is both interested and excited to provide capital for multi-family development in Beacon and throughout New York State. Mr. Kohn is an existing client of CPC's and is currently in good standing. CPC is looking forward to working with Mr. Kohn in order to develop and preserve much needed safe affordable housing throughout the Hudson Valley.

Should you have any questions, please feel free to contact me.

Best Regards,

Michael Kroog Digitally signed by Michael Kroog
Date: 2021.05.17 16:20:46 -04 00'

Michael Kroog
Vice President, Mortgage Officer
P - (914) 801-1065
E - mkroog@communitypc.com

617.20
Appendix B
Short Environmental Assessment Form

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: 248 Tioronda Avenue Mixed-Use Project (Residential)							
Project Location (describe, and attach a location map): 248 Tioronda Avenue Beacon, NY 12508 (Commercial)							
Brief Description of Proposed Action: Application to the Zoning Board of Appeals ("ZBA") for relief from Section 223-41.14B of the Zoning code, to allow for construction of residential before office is fully built.							
Name of Applicant or Sponsor: 248 Beacon Holdings LLC		Telephone: 845-393-1380 E-Mail: berry@chaibuilders.com					
Address: 147 Union Street							
City/PO: Poughkeepsie		State: NY	Zip Code: 12601				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		9.18 acres					
b. Total acreage to be physically disturbed?		N/A acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.18 acres					
4. Check all land uses that occur on, adjoining and 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 service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
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 plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	☒	☐	
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: ☐ NO ☐ YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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: <u>Former NYCS DEC State Super fund site - May 2003</u>	NO ☐	YES ☒
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>248 Beacon Holdings LLC</u> Date: <u>6/28/2021</u> Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency _____ Date	
_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer	
_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer)	

PRINT

City of Beacon

Request for Area Variance from the Zoning Board of Appeals (the “ZBA”)

Applicant: 248 Beacon Holdings LLC (the “Applicant”)

Parcel Nos: 5954-16-993482 & 6054-45-012574 (Merged)

Hearing Date: July 20, 2021

Supplemental Responses to the ZBA Application

Section of the City of Beacon Zoning Code from which variance is requested and herewith appealed:

The Applicant is seeking a variance from the following code section:

Section 223-41.14B of the City Zoning Code (“Bulk Regulations”), which requires that nonresidential space be built out before or concurrently with the residential development of the site.

Request for Area Variance.

Pursuant to General City Law Section 81-b (4) and Section 223.55 (C) (2) (b) of the City Zoning Code, the overall test for area variances is the balancing of the benefit to the applicant if the variances are granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or the community by such grant. As more fully set forth in the enclosed correspondence from The Community Preservation Corporation (“CPC”), dated May 17, 2021, the Applicant is not able to finance the commercial/office component of his fully approved mixed use project (the “Project”) at this time. This is due to the uncertainty of demand for commercial space and office space in particular, attributed to the pandemic and other factors. On the other hand, financing for the residential component of the Project remains available, and the Applicant is desirous of commencing construction on that portion of the Project as soon as possible. The Applicant is fully committed to the construction of the nonresidential space as approved for the Project, once financing is available. Therefore, the Applicant respectfully asks that the ZBA consider the benefit of granting the requested relief from Section 223-41.14B of the Zoning Code, when weighing and balancing the following five (5) factors:

1. There will be no undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of the variance.

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variance. For the Project as a whole, the previous approval by the City of Beacon Planning Board to construct two multifamily buildings and a commercial building remains intact. The Applicant is not proposing to construct any additional buildings, expand impervious surfaces or change any of the previously approved setback, lot coverage and other

dimensional requirements applicable to development in the Fishkill Creek Development (“FCD” Zoning District. In addition, the Project would remain wholly consistent with the Local Waterfront Revitalization Program (“LWRP”) Zoning District. In sum, there will be no undesirable or detrimental “external” impacts to the character of the neighborhood or nearby surrounding properties by the grant of this variance.

2. The benefit sought by the applicant cannot be achieved by some method feasible for the Applicant to pursue, other than a variance.

As demonstrated by the enclosed correspondence from the CPC, there are no other feasible methods for the Applicant to pursue besides the requesting variance. Specifically, the financial viability of the Project itself hinges on the grant of the variance. Because the Applicant cannot obtain financing for the Project without obtaining relief from the sequencing in construction between commercial space and residential development required under Section 223-41.14B, there are no other feasible options for the Applicant to pursue. The Applicant is working within the constraints of the existing lending/borrowing market and this variance is the minimum necessary that will allow construction of the Project to move forward.

3. The requested variance is not substantial.

The requested variance is not substantial in effect. “Substantiality” is not just a matter of mathematical proportion. Rather, the reigning test is always whether the variance will have a detrimental effect on the neighborhood.

As already noted in “1” above, there will be no detrimental effect on the neighborhood by the grant of this variance. In fact, the variance being sought does nothing to change or increase building/lot coverage, setbacks, building size or the space between the proposed development and neighboring property owners required under the approved site plan or in the Zoning Code.

4. The requested variance, if granted, will not have an adverse impact on the physical and/or environmental conditions in the neighborhood.

The proposed variance will not have an adverse effect on the physical or environmental conditions of the neighborhood or district. There will be no adverse effects of noise, vibrations, odor, traffic or impact on public services by the grant of this variance. The variance will not result in any adverse impacts under SEQRA, nor will it increase any of the environmental impacts that went in to the “Negative Declaration” adopted by the Planning Board as Lead Agency on April 14, 2014. Other than this proposed change in sequencing between commercial and residential construction, none of the terms and conditions of the site plan previously approved by the Planning Board will be impacted by the grant of the variance, and the Project’s consistency with the LWRP remains unchanged.

5. The alleged difficulty was not self-created.

The alleged difficulty was not self-created, but arises out of a zoning amendment that was adopted well after the Applicant selected the site as the location of its proposed development and commenced site plan review by the Planning Board. However, even if the hardship was self-created, this alone does not preclude the grant of an area variance under General City Law 84-b (4) (v).

Begin forwarded message:

From: Michael Kroog <mkroog@communityp.com>
Date: July 19, 2021 at 1:53:07 PM EDT
To: Berry Kohn <berry@chaibuilders.com>
Subject: RE: EXT:Planning Board Comments_248 Tioronda.pdf

Hello Berry, CPC has provided financing for almost all of the mixed-use properties in Beacon at one point or another over the years. I have noted the last few mixed-use projects that CPC provided financing for in Beacon for reference.

CPC provides construction and permanent financing for mixed-use projects throughout the Hudson Valley, NYS and permanent financing on mixed-use projects throughout the Country. CPC is a seller/servicer for Freddie Mac and Fannie Mae which are the largest purchasers of multi-family mortgages (Permanent Financing) in the Country. It is currently very difficult to get them to include commercial income in the loan leverage due to the disruptions and complications in all commercial businesses over the past year +. This in turn results in more equity needed from the developer to make the financing work.

Furthermore, CPC's construction lending platform is capitalized by many of the major banks (except Chase) with Citibank being the lead bank so we are in constant contact with these institutions regarding financing and we see the same hesitation at the moment from these partners regarding the commercial component of mixed-use properties, especially office space given the shifting trends in remote working capability.

Lofts at Beacon Falls / 50-54 Leonard Street – Mixed-use
Beacon Theater / 445 Main Street – Mixed-use
494-495 Main and 2 South Street, Beacon – Mixed-use

Best,

Mike

From: Berry Kohn <berry@chaibuilders.com>
Sent: Monday, July 19, 2021 1:14 PM
To: Michael Kroog <mkroog@communityp.com>
Subject: EXT:Planning Board Comments_248 Tioronda.pdf



July 19, 2021

Mr. Bernard Kohn

248 Beacon Holdings LLC

Re: 248 Tioronda Avenue, Beacon, NY

To whom it may concern:

Mr. Kohn has discussed construction financing with Lakeland Bank for the purposes of constructing a mixed-use development consisting of 64 residential apartments and 25,400 SF of office space. The pro-forma information provided to Lakeland Bank indicates residential apartments will be constructed in two separate buildings with each building consisting of 32 apartments. The 25,400 SF of office space will be located in a third building.

Lakeland Bank has reviewed the information provided and has expressed an interest in financing the development project. A concern surrounding the financing inquiry is the development project's office space component. Due to various macroeconomics factors, microeconomic factors and inherently high vacancy rates, office space is considered to be a higher risk property type. As a result, Lakeland Bank would most likely not fund the portion of the construction loan associated with the office space until it has been largely leased. This risk mitigation tactic is not unique to Lakeland Bank. Many banks are hesitant to finance speculative office space projects in today's economy.

Lakeland Bank is very interested in financing multi-family development projects in Beacon and throughout the Hudson Valley. Since the opening of its New York Loan Production Office in 2015, Lakeland Bank has successfully financed commercial development projects in the Hudson Valley (two of which are located in Beacon, NY).

Should you have any questions, please feel free to contact me.

Ken Lawson

Relationship Manager

Commercial and Middle Market Lending

556 Route 32, Highland Mills, NY 10930

Office: 845-827-3155 | Cell: 973-903-1079

Project: 248 Tioronda Avenue - Variance

Date: August 17, 2021

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☒
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form ***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Beacon Zoning Board of Appeals	August 17, 2021
Name of Lead Agency	Date
David Jensen	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR VARIANCE APPROVAL
FOR 248 TIORONDA AVENUE**

Parcel Nos. 5954-10-993482 and 6054-45-012574

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Zoning Board of Appeals (“ZBA”). This narrative will discuss and explain the analysis of the potential impacts, and why the Proposed Action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as “none” or “small.” Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with information from the public, the ZBA, undergoing an uncoordinated review, provides the following rationale for its SEQRA Determination.

Project Description:

On June 28, 2021, 248 Beacon Holdings, LLC submitted an application the ZBA for relief from City Code § 223-41.1B to allow construction of the residential buildings to take place before, and not concurrently with, construction of the project’s commercial building on property located at 248 Tioronda Avenue, in the Fishkill Creek Development (FCD) District (the “Proposed Action”). Said premises being known and designated on the tax map of the City of Beacon as Parcel ID# 5954-16-993482 & 6054-45-012574 (the “Property”). City Code § 223-41.1B requires that development in the FCD District include a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/workspaces, which must be built out before or concurrently with the residential development of the site.

On April 14, 2020, the Planning Board of the City of Beacon granted subdivision (lot merger) and site plan approval to 248 Beacon Holdings, LLC to redevelop the northern portion of the former Tuck Industries manufacturing site with a 64-unit multifamily residential development and a 25,400 s.f. office building, with associated parking. The multifamily residential development is included in two buildings with a total of 28 one-bedroom units and 36 two-bedroom units (100 bedrooms) (collectively referred to herein as the “Project” or “Proposed Development”). The Project includes Greenway Trail for public use along the Fishkill Creek.

The Proposed Action is an Unlisted Action. The Zoning Board of Appeals opened a public hearing to consider comments on the application on July 20, 2021. The public hearing was closed on _____.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment.

In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the Property.**

The Property is located in the FCD District. The Proposed Development is located almost entirely within the existing disturbed area of the former Tuck Tape Industries development area. The Property is already cleared and graded. The proposed variance may increase the length of time it takes to complete the Project which may cause additional disturbance to the land resulting from the extended use of construction vehicles and storage of materials on the Property. However, no significant adverse environmental impacts are expected as a result of any physical change to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Proposed Development will connect to existing public water and existing wastewater utilities. The Proposed Action to allow the Applicant to construction the residential buildings before the commercial buildings will not have a significant adverse environmental impact on the surface or groundwater quality or quantity.

Stormwater. Construction of the Proposed Development will result in a disturbance area of 5.95 acres of the 9.18-acre site, but virtually the entire disturbance is within the area already disturbed by the factory buildings, parking areas, and other areas associated with the industrial development. The Project will increase the impervious area by 0.48 acres. As a redevelopment project with an increase in overall impervious area, treatment of stormwater will be provided for 100% of the additional new impervious area and 25% of the existing disturbed impervious area. The project

proposes to use a combination of standard stormwater management practices and alternative practices. The site will continue to discharge stormwater runoff to the Fishkill Creek. An Erosion and Sediment Control Plan was previously approved for the Project and shall be employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion. Therefore, the Proposed Development is not expected to result in any adverse impacts in regard to stormwater.

Water resources. According to the NYSDEC Environmental Resource Map, the site does not contain nor is contiguous to a State regulated wetland or associated adjacent area. The Site is contiguous to the Fishkill Creek, a NYSDEC stream identified as H-95, a tributary of the Hudson River. This stream is classified as a Class C stream in the vicinity of the Site; therefore, it is not regulated by NYSDEC as a protected water, as confirmed by letter from NYSDEC dated March 21, 2019.

Groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems.

As a result, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Beacon, New York, Community Panel 360217, a portion of the Site along the Fishkill Creek is located within Flood Zone AE, which is described as an area of the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual (100-year) chance flood can be carried without substantial increases in flood heights. No building construction is proposed within Zone AE. The Proposed Action has no impact on the location of the buildings.

For the reasons set forth above and herein, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities associated with the Proposed Action could result in temporary air quality impacts. The proposed variance may prolong the length of time construction activities occur on the Property, however, air quality in the area is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction will be limited to 7:00 a.m. to 5:00

p.m. Monday through Friday, or as otherwise limited by the City Code in effect at the time of construction. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties may experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

There are currently no records of rare or state-listed animals or plants, or significant natural communities, at the Property. Therefore, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the Proposed Action.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visibility from any publicly accessible vantage points either seasonally or year around.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The Site is not substantially contiguous to nor does it contain a building site, or district, listed on the National or State Register of Historic Places. The Proposed Action concerning the phasing of construction will not have a significant adverse environmental impact on historic or archaeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. In fact, the Proposed Development includes a significant addition to the City's Greenway Trail system.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The Proposed Action will not generate additional traffic so as to result in a significant adverse environmental impact on transportation. The Proposed Action may extend the length of time it takes to complete the Proposed Development which may temporarily generate additional traffic from construction vehicles. However, the traffic expected to be generated by the Proposed Development will not result in any significant adverse traffic impacts, as set forth in the Negative Declaration adopted by the Planning Board on June 11, 2019 in connection with 248 Beacon Holdings, LLC's proposed subdivision (lot merger) and site plan application to redevelop the northern portion of the former Tuck Industries manufacturing site with a 64-unit multifamily residential development and a 25,400 s.f. office building, with associated parking.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any discernable odors at the property line. Noise impacts associated with the Proposed Development will be limited to temporary impacts generated during construction. The Proposed Action may increase the duration of construction. There will be no significant noise impacts post-construction. All exterior lighting was previously reviewed and approved by the

Planning Board. The lighting will be downward directed and will consist of full cut-off lighting with International Dark-Sky Association approved “dark sky friendly” performance. The Proposed Action will not impact exterior lighting.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

The Property was listed in the NYSDEC’s Environmental Remediation Database as Site Code 314044, formerly owned by Tuck Industries and operated as a tape manufacturing facility. The listing was the result of leaking drums and storage tanks that contained solvents and solvent recovery system waste (primarily heptanes and toluene), which resulted in soil contamination. The NYSDEC website indicates that the has been remediated and assigned a classification of C, which means that the NYSDEC has determined that remediation has been satisfactorily completed under a remedial program. The site has been delisted from the NYS Registry of Inactive Hazardous Waste Disposal Sites per NYSDEC correspondence dated October 11, 2002.

By letter dated May 1, 2003, NYSDEC notified the owner of the Site that it had been “deleted from the Registry effective with receipt of this letter.”

As such the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

The Applicant requires a variance because it seeks to construct the residential buildings prior to, and not concurrently with construction of the commercial building. The Applicant’s request does not comply with the City’s adopted zoning regulations, however, the ZBA is authorized by General City Law and the City Code to vary the provisions of the City Zoning Code and grant relief from certain provisions of the City’s Zoning Code. The ZBA may grant relief to the Applicant to allow the Applicant to construct the commercial building after the residential buildings, the variance pertains only to the phasing of the Project. The Applicant shall be required to ultimately construct the commercial use on the property pursuant to the approved Site Plan and shall fulfill the intent of the Zoning Code to promote commercial development in the FCD District.

Based upon this information and the information in the Full Environmental Assessment Form, the ZBA finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: August 17, 2021
Beacon, New York

Dated: August 17, 2021

Mr. David Jensen, Chairman

Chairman David Jensen called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
		David Jensen		
		Judy Smith		
		Robert Lanier		
		Jordan Haug		
		Elaine Ciaccio		
		Motion Carried		0

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September 10, 2021

VIA ELECTRONIC MAIL

Hon. David Jensen, And
Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application of 248 Beacon Holdings, LLC, for an Area Variance
Premises: 248 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (5954-16-993482 & 6054-45-012574- Now Merged)

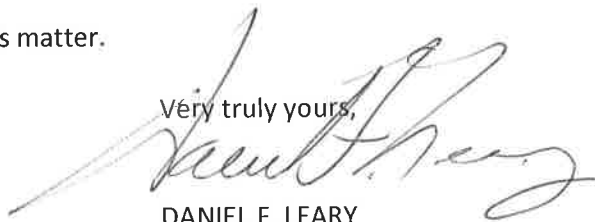
Dear Chairman Jensen and Members of the Zoning Board of Appeals ("ZBA"):

As you know, this firm represents 248 Beacon Holdings, LLC (the "Applicant"), the owner of property located at 248 Tioronda Avenue in the City of Beacon (the "City"), known and designated on the tax assessment map of the City as 5954-16-993482 & 6054-45-012574.

On behalf of the Applicant, please be advised that the pending application to the ZBA for a variance from Section 223-41.14B of the Zoning Code ("Bulk Regulations") is hereby withdrawn.

Thank you for your attention to this matter.

Very truly yours,



DANIEL F. LEARY

Cc: Berry Kohn, 248 Beacon Holdings, LLC
Drew Gamils, Esq., ZBA Attorney

City of Beacon City Council Agenda
11/12/2024

Title:

Proposed 2025 Budget

ATTACHMENTS

[Proposed 2025 Budget](#)

[Proposed 2025 Budget Presentation Slide Deck](#)

[Proposed 2025 Budget: Non-Department Line Items](#)

[Proposed 2025 Budget: Highway Department Overview](#)

[Proposed 2025 Budget: Water and Sewer Department Overview](#)

[Proposed 2025 Budget: WWTP Overview](#)

[Proposed 2025 Budget: Recreation Department Overview](#)

[Proposed 2025 Budget: Fire Department Overview](#)

[Proposed 2025 Budget: Police Department Overview](#)

CITY OF BEACON

2025

PROPOSED

BUDGET





City of Beacon New York

Lee Kyriacou
Mayor

Office of the Mayor

October 7, 2024

Dear Members of the Beacon City Council:

I am pleased to submit to you the Proposed 2025 Budget, which is the fifth budget I have developed as Mayor for the City. I look forward to upcoming Council Workshops, when we will review the Budget with our City Department heads as well as receive public feedback.

The 2025 Budget proposes rate decreases of 2.9% for homestead (1-, 2- & 3-family homes) and 7.4% for non-homestead (commercial & apartment) properties. The assessed value of all properties has continued to increase due to rising market values, but the Proposed Budget continues to cut tax rates, which are now at the lowest level in more than fifteen years. The proposed tax rates are \$5.70 per \$1,000 for homestead, \$8.48 per \$1,000 for non-homestead.

As was the case last year, New York State's Adjusted Base Proportions – which allows Beacon to have lower home tax rates – favored non-homestead this year because of relatively higher appreciation of home values. As a result, the Budget would raise City taxes on an average homestead property 2.9%, and lower taxes on a non-homestead property by 7.4%. Our Water and Sewer Rates will increase only 3%, both below their Consumer Price Indexes.

While the high inflation of 2021-22 has decreased to more sustainable levels, the City continues to face cost increases that outpace the general inflation rate. Despite the expense headwinds, our City budgets have kept tax increases well below inflation. The primary reasons for our success have been:

- New construction – which continues to add 1.5-2.5% per year to our tax base, and 9% over my five budgets as Mayor (otherwise, our property taxes would all be 9% higher);
- New revenue sources – in particular the Sales Tax Agreement that I negotiated with Dutchess County, which generates over \$1 million in new revenue each year (the equivalent saving 8-10% of our property taxes); and
- Smart management of grants and spending.

As examples of that smart management, the City's focus on preventive maintenance of vehicles, equipment, and buildings has increased short-term expense, more than paid for by longer asset life and lower repair cost. Initiatives like the water meter upgrade project will help the City to more efficiently track water usage at less cost once the installations are completed. Picking and choosing the right grants – in highway, fire, police, climate smart and other areas – allows us to access other revenue sources with relatively small impact on limited staff time.

The two largest cost increases in the proposed 2025 Budget are the City's mandatory contribution to the State's pension system, which will increase for a second year, and cost-of-living adjustments for our dedicated workforce. As a result, to maintain fiscal discipline, the City is not proposing to add any new positions to our employee rosters in the coming year or to expand programs in 2025. This strategy will also help the City absorb new financing costs for borrowing related to our major capital projects in the past several years, including the rehabilitation of our central fire station. No use of City fund balance is proposed for 2025, and the City will again come in below the allowable increases for the State's tax cap.

The 2025 Proposed Budget includes the Council's recent increase to Police Salaries, which provided an additional 5% increase to salaries above the previously negotiated increases. As was discussed this summer at several Council meetings, this increase was necessary in order to retain and attract new police officers during Beacon's most severe staffing shortage in many years. Currently, the Police Department has 8 vacancies out of a force of 36 officers, which requires regular use of overtime to cover the contract-mandated minimum shift. The Proposed Budget increases police overtime by \$203K, recognizing our short-staffing and the difficulty of hiring when demand for quality police officers outpaces supply.

Each year the City continues major investment in our physical infrastructure and equipment, and you can see the results – including the nearly-completed fire station. The City worked tirelessly to retain \$9 million in federal and State funding to pay for virtually the entire rebuild of Teller/Fishkill Avenues, where sidewalks are being reconstructed for the first time in generations. Investments in 2025 will include a new dewatering system at our Wastewater Treatment Plant, installation of new water and sewer mains on Fishkill Avenue, and the long-awaited reconstruction of Melzingah Dam to ensure safety and climate resiliency.

I am proud of Beacon's direction and momentum going into 2025, and ever-grateful to our City employees and professional leadership for their outstanding service to this community. We will continue to run a fiscally-responsible government that prioritizes quality-of-life issues and infrastructure investment, while ensuring that we continue to attract and retain great employees. I am honored to serve as Mayor of this amazing community and appreciate the Council's unwavering support for the historic investments that we are making in our beloved City. I look forward to our upcoming discussions regarding this Proposed 2025 Budget.

Respectfully,

A handwritten signature in black ink, appearing to read "Lee Kyriacou". The signature is fluid and cursive, with a large initial "L" and "K".

Lee Kyriacou
Mayor

CITY OF BEACON

2025 PROPOSED BUDGET

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CITY OF BEACON 2025 PROPOSED BUDGET SUMMARY

ARTICLE NO. 362 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEACON THAT THE FOLLOWING SUM COMPRISING THE ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR 2025 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2025.

DATE:	October 7, 2024		3% INCREASE	3% INCREASE
		<u>GENERAL</u>	<u>WATER</u>	<u>SEWER</u>
APPROPRIATIONS		26,202,891	4,318,197	5,412,667
TOTAL REVENUE		12,955,840	4,318,197	5,412,667
BALANCE OF APPROPRIATIONS		13,247,051	-	-

FUND BALANCE APPROPRIATIONS

Appropriated from Debt Reserve

Appropriated from Fund Balance

Tax Levy: 13,247,051

Allowable levy at tax cap 13,502,589

Amount below cap 255,538

	HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution	9,721,127	3,525,924	13,247,051
Base Proportion:	73.383330	26.616670	100.00

Rates:	2025 Tax Rates	5.699394	8.479978
	2024 Tax Rates	5.870653	9.160724

Percentage Increase/Decrease -2.9172% -7.4311%

Assessed Values:

10/4/24 - TENTATIVE ROLL	1,705,642,304	415,794,001	2,121,436,305
11/28/23 - FINAL ROLL	1,587,292,505	375,359,513	1,962,652,018
Percentage Increase	7.46%	10.77%	8.09%
Dollar change	118,349,799	40,434,488	158,784,287

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,000	54,000	54,000	54,001	54,000	54,000	41,366	54,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	10,000	10,000	10,000	10,000	10,000	10,000	-	10,000	
A1010	416000	MATERIALS & SUPPLIES	437	500	517	645	500	500	408	500	
A1010	443200	TRAINING	500	-	-	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	9,388	10,045	10,045	10,045	10,637	10,749	10,749	11,383	
A1010	452000	CONSULTANT	10,800	10,800	10,800	11,200	11,904	11,792	12,124	13,680	
A1010	452010	GRANT WRITING CONSULTANT	1,643	10,000	10,000	1,489	8,000	6,700	-	8,000	
A1010	452020	PLANNING STUDIES		50,000	50,000	-	30,000	30,000	-	-	
A1010	455000	VIDEOGRAPHER	22,600	22,900	22,700	22,450	20,400	21,700	13,450	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	-	10,000	10,000	-	10,000	
A1010	820000	SOCIAL SECURITY	4,472	4,896	4,896	4,511	4,896	4,896	2,691	4,896	
TOTAL CITY COUNCIL			113,840	183,141	182,958	114,341	160,837	160,837	80,788	135,559	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,000	25,000	25,000	25,000	25,000	25,000	19,231	25,000	
A1210	105200	SICK LEAVE BONUS	600	600	600	600	600	600	600	600	
A1210	106000	CLERICAL SALARIES	69,322	69,700	69,700	69,667	72,268	72,268	55,541	72,268	
A1210	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	-		
A1210	190000	SEVERANCE/RETIREMENT PAY	7,801						-		
A1210	220000	OFFICE EQUIPMENT	-	150	150	-	150	150	-	150	
A1210	416000	MATERIALS & SUPPLIES	351	1,000	1,000	759	100	150	118	1,000	
A1210	443200	TRAINING	-	300	300	-	300	250	-	835	
A1210	467000	ASSOCIATION DUES	-	150	150	-				-	
A1210	820000	SOCIAL SECURITY	7,806	7,482	7,482	7,241	7,678	7,678	5,534	7,487	
TOTAL MAYOR			113,380	106,882	106,882	105,767	108,596	108,596	81,024	107,340	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	134,653	142,000	142,000	141,865	151,000	151,000	115,981	151,000	
A1230	105200	SICK LEAVE BONUS	-	600	600	600	600	600	600	600	
A1230	106000	CLERICAL SALARIES	24,172	-	-	-	-	-	-	-	
A1230	190000	SEVERANCE/RETIREMENT PAY	70,943	-	-	-	-	-	-	-	
A1230	250000	PURCHASE EQUIPMENT	-	-	-	-	500	500	-	500	
A1230	416000	MATERIALS & SUPPLIES	79	300	300	200	300	270	137	300	
A1230	443200	TRAINING	-	-	-	-	-	-	-	-	
A1230	447200	REPAIR OF EQUIPMENT	-	-	-	-	-	-	-	-	
A1230	462000	TRAVEL	-	-	-	-	-	30	30	-	
A1230	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1230	820000	SOCIAL SECURITY	17,649	10,909	10,909	10,735	11,597	11,597	8,789	11,597	
TOTAL ADMINISTRATOR			247,496	153,809	153,809	153,400	163,997	163,997	125,537	163,997	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1325 FINANCE											
A1325	101000	REGULAR SALARIES	344,979	368,135	368,135	339,916	374,100	374,100	284,654	393,911	
A1325	105000	OVERTIME	10,026	7,500	14,600	14,784	10,000	10,000	6,893	10,000	
A1325	105200	SICK LEAVE BONUS	2,400	1,800	1,200	1,200	2,361	1,159	1,159	600	
A1325	120000	HEALTH INSURANCE BUY-OUT	7,500	7,500	5,000	5,417	7,500	5,000	2,500	5,000	
A1325	190000	SEVERANCE/RETIREMENT PAY		-	-	-	-	-	-		
A1325	250000	EQUIPMENT	-	500	-	-	500	-	-	-	
A1325	416000	MATERIALS & SUPPLIES	5,631	3,000	5,000	4,731	3,500	5,000	3,737	4,000	
A1325	440700	ANNUAL AUDIT	15,000	36,000	36,000	55,000	38,000	38,000	30,000	40,000	
A1325	440702	GASB 75 VALUATION	19,500	4,000	4,000	4,000	20,000	20,000	4,875	5,000	
A1325	441500	SOFTWARE & SUPPORT	-	58,761	58,761	108,974	60,000	60,000	-	62,000	
A1325	443200	TRAINING	-	6,000	1,800	-	6,000	3,432	-	6,000	
A1325	452000	CONSULTANT			19,000	21,656		9,068	9,068	-	
A1325	462000	TRAVEL	-	300	53	53	300	300	-	1,000	
A1325	467000	ASSOCIATION DUES	292	650	-	-	650	650	-	650	
A1325	820000	SOCIAL SECURITY	27,021	29,448	29,448	26,625	30,138	27,638	21,650	31,328	
TOTAL FINANCE			432,349	523,594	542,997	582,356	553,049	554,347	364,536	559,489	
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	-	-	-	300	300	-	120	
A1355	109100	PART TIME CLERICAL	18,097	19,271	22,271	21,296	24,366	24,366	15,399	21,900	
A1355	190000	SEVERANCE/RETIREMENT PAY		-	-	-	-	-	-		
A1355	416000	MATERIALS & SUPPLIES	169	750	750	104	750	750	-	750	
A1355	443200	TRAINING					500	500	-	500	
A1355	450200	APPRAISERS	-	7,000	5,950	5,950	8,000	4,882	-	8,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	53,750	56,019	55,216	55,216	56,596	58,416	58,416	61,000	
A1355	820000	SOCIAL SECURITY	1,384	1,474	1,673	1,629	1,887	1,887	1,178	1,685	
TOTAL ASSESSMENT			73,400	84,514	85,860	84,195	92,399	91,101	74,993	93,955	

2025 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,671	11,500	12,354	12,353	13,000	13,000	1,007	13,000	
TOTAL TAX ADVERTISING & EXPENSE			12,671	11,500	12,354	12,353	13,000	13,000	1,007	13,000	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIR	-	2,000	2,000	-	1,000	1,000	-	1,000	
TOTAL PROPERTY ACQUIRED			-	2,000	2,000	-	1,000	1,000	-	1,000	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	10,000	-	25,000	25,000	-	25,000	
A1380	461202	ANNUAL FILING STATEMENT	3,091	2,600	2,600	2,861	2,600	2,600	1,861	2,600	
TOTAL FISCAL AGENT FEES			3,091	27,600	12,600	2,861	27,600	27,600	1,861	27,600	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	107,789	115,167	114,481	71,638	117,058	117,058	90,675	122,416	
A1410	105000	OVERTIME	470	650	1,336	1,336	750	750	-	500	
A1410	105200	SICK LEAVE BONUS	600	600	600	-	-	-	-		
A1410	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	-	-	2,500	2,500	1,250		
A1410	416000	MATERIALS & SUPPLIES	1,381	2,000	2,150	1,835	2,000	2,000	1,461	2,000	
A1410	440801	FILING FEE COUNTY CLERK	-	100	100	-				100	
A1410	441000	BOOK BINDING	3,340	3,500	3,500	-	3,500	3,500	-	3,500	
A1410	441400	CODIFICATION	6,103	13,500	20,756	3,656	13,500	13,500	3,371	13,500	
A1410	441500	SOFTWARE & SUPPORT	19,802	17,635	18,571	17,800	18,371	18,371	17,815	17,815	
A1410	443200	TRAINING	-	2,500	2,134	-	2,500	2,454	990	2,600	
A1410	447000	RENTAL OF EQUIPMENT	1,965	1,966	1,966	1,965	2,000	2,000	1,500	2,100	
A1410	465000	POSTAGE	10,195	11,500	11,500	1,900	11,500	11,546	11,546	13,500	
A1410	467000	ASSOCIATION DUES	100	100	100	100	410	410	-	410	
A1410	470100	ADVERTISING	1,278	3,000	3,000	923	2,000	2,000	974	2,000	
A1410	820000	SOCIAL SECURITY	8,402	9,051	9,051	5,422	9,204	9,204	6,794	9,403	
TOTAL CITY CLERK			163,925	183,769	189,245	106,575	185,293	185,293	136,376	189,844	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1420 LAW											
A1420	450400	ATTORNEYS	95,823	111,100	111,100	109,801	111,100	111,100	79,934	115,000	
A1420	450401	TENANT ADVOCACY SERVICES	16,667	-	-	-					
A1420	450433	TAX CERTIORARI MATTERS	11,633	7,000	7,000	5,950	11,000	11,000	2,538	11,000	
A1420	450436	IN REM	10,993	10,000	9,930	3,728	10,000	10,000	5,828	10,000	
A1420	450437	PROPERTY ASSESSMENT SETTLE	30,517	15,000	15,070	15,069	95,000	95,000	7,449	15,000	
A1420	450439	CSEA MATTERS	2,632	5,000	5,000	-	5,000	5,000	-	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	5,000	5,000	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	6,727	10,000	2,500	-	7,500	7,500	-	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	27,743	20,000	12,500	-	15,000	15,000	5,138	15,000	
A1420	450461	TRAFFIC COURT	24,000	24,000	24,000	24,178	24,000	24,000	16,000	31,200	
A1420	450600	ARBITRATORS	19,200	3,000	3,000	-	3,000	3,000	-	3,000	
A1420	456500	CIVIL ACTION EXPENSE	1,642	10,000	2,500	-	10,000	10,000	212	10,000	
TOTAL LAW			247,577	220,100	197,600	158,726	294,100	294,100	117,099	220,200	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	83,251	100,000	100,000	99,923	103,250	103,250	79,361	103,250	
A1430	103100	TEMPORARY POSITION		16,088	23,588	35,901	24,000	24,000	28,665	45,760	
A1430	105200	SICK LEAVE BONUS			460	458					
A1430	416000	MATERIALS & SUPPLIES	2,551	1,220	760	316	1,200	1,200	23	1,200	
A1430	443200	TRAINING	3,600	3,000	3,000	2,011	9,200	9,200	1,321	9,200	
A1430	453800	WORKPLACE SERVICES	6,172	5,000	5,000	4,747	7,570	7,570	5,548	7,200	
A1430	467000	ASSOCIATION DUES	632	460	460	244	500	500	-	600	
A1430	470100	ADVERTISING	1,747	500	500	-	500	500	-	500	
A1430	820000	SOCIAL SECURITY	6,050	7,650	9,750	10,010	9,735	9,735	7,937	11,399	
TOTAL HUMAN RESOURCES			104,003	133,918	143,518	153,610	155,955	155,955	122,855	179,109	
1440 ENGINEERING											
A1440	454000	ENGINEERS	18,486	35,000	43,505	43,460	38,000	38,000	36,862	38,000	
TOTAL ENGINEERING			18,486	35,000	43,505	43,460	38,000	38,000	36,862	38,000	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	58,907	64,531	64,531	64,436	67,787	67,787	52,097	68,425	
A1620	105000	OVERTIME	3,457	2,400	2,400	2,320	2,400	2,400	2,028	2,400	
A1620	105200	SICK LEAVE BONUS									
A1620	119000	CLOTHING ALLOWANCE	650	650	650	650	650	650	-	650	
A1620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	1,250	2,500	
A1620	411000	CLEANING SUPPLIES	6,577	9,500	9,500	7,381	9,500	9,500	5,174	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	14,086	7,719	10,719	13,448	15,700	15,700	7,320	15,700	
A1620	412620	TOMPKINS HOSE GAS HEAT	7,737	6,368	3,368	2,275	-	-	-	-	
A1620	412630	MASE HOOK & LADDER GAS HEAT	5,250	5,038	5,038	3,553	4,400	4,400	2,713	1,100	
A1620	412640	MEMORIAL BUILDING GAS HEAT	7,447	7,513	7,513	6,761	12,000	12,000	3,988	10,000	
A1620	416000	MATERIALS & SUPPLIES	2,418	7,500	7,500	7,578	8,500	8,500	5,128	9,500	
A1620	422000	MUNICIPAL CENTER ELECTRIC	26,973			-	-	-	-		
A1620	422005	WELCOME CENTER ELECTRIC	2,423	1,980	1,980	127	600	600	2,174	3,000	
A1620	422010	BEACON ENGINE ELECTRIC	1,154								
A1620	422020	TOMPKINS HOSE ELECTRIC	4,978						2,705	15,600	
A1620	422030	MASE HOOK & LADDER ELECTRIC	3,337	8,624	8,624	-	5,000	5,000	1,034	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	949							-	
A1620	422062	AREA LIGHTS ELECTRIC	105			426	350	489	294	500	
A1620	442000	EXTERMINATOR	1,256	1,700	1,700	1,348	1,500	1,361	-	3,000	
A1620	444000	JANITORIAL SERVICE	650	2,000	2,000	-	1,000	1,000	1,350	3,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	43,248	71,000	71,000	41,688	70,000	70,000	40,210	65,000	
A1620	446800	PARKING LOT REPAIRS	20,000	20,000	20,000	-	24,000	24,000	-	24,000	
A1620	447300	REPAIR OF REAL PROPERTY	1,962	7,000	7,900	666	7,000	7,000	1,675	7,000	
A1620	447301	REPAIR OF MUNICIPAL CENTER	16,358	15,000	15,000	7,168	15,000	15,000	8,014	15,000	
A1620	447302	REPAIR OF MEMORIAL BLDG	1,501	5,000	5,043	5,042	5,000	5,000	-	5,000	
A1620	447307	REPAIR OF FIREHOUSES	4,397	5,000	4,957	1,054	3,000	3,000	2,833	3,000	
A1620	820000	SOCIAL SECURITY	5,011	5,361	5,361	5,348	5,610	5,610	4,235	5,659	
TOTAL PUBLIC BUILDINGS			243,331	256,384	257,284	173,769	261,497	261,497	144,222	269,534	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT							9,022		
A1650	423000	TELEPHONES	34,613	35,660	35,660	34,286	35,500	35,500	29,635	35,500	
A1650	423001	CELL PHONES	14,208	11,976	11,976	12,615	11,766	11,766	7,379	12,510	
TOTAL CENTRAL COMMUNICATION SYSTEMS			48,821	47,636	47,636	46,901	47,266	47,266	46,036	48,010	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,330	2,500	2,500	2,211	2,500	2,500	1,650	2,520	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,550	2,800	3,251	2,651	2,800	2,800	1,957	2,640	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,420	7,500	7,500	7,420	7,500	7,500	5,671	7,740	
TOTAL CENTRAL PRINTING			12,300	12,800	13,251	12,282	12,800	12,800	9,278	12,900	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	28,800	63,535	63,535	53,018	68,585	68,200	17,308	58,716	
A1680	410400	WEB SITE FEES	14,200	9,248	9,248	3,200	8,700	9,085	9,085	8,785	
A1680	444100	LICENSE/PERMITS	26,231	39,068	39,068	28,551	36,798	36,798	23,814	47,591	
A1680	452003	IT CONSULTANT	47,066	54,000	54,000	45,973	65,100	65,100	40,115	65,100	
TOTAL TECHNOLOGY			116,297	165,851	165,851	130,742	179,183	179,183	90,322	180,192	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	476,044	503,600	511,930	539,838	550,800	550,800	550,789	605,880	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	4,053	4,300	2,662	2,662	2,800	2,800	2,654	2,800	
A1910	434000	INSURANCE DEDUCTIBLES	8,000	8,000	-	-	8,000	8,000	-	8,000	
TOTAL INSURANCE			488,097	515,900	514,592	542,500	561,600	561,600	553,443	616,680	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	425	425	425	100	425	550	550	450	
A1920	467100	ASSOCIATION DUES-NYCOM	5,491	5,326	5,326	-	5,491	5,366	5,326	5,491	
TOTAL MUNICIPAL DUES			5,916	5,751	5,751	100	5,916	5,916	5,876	5,941	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	29,478	32,621	32,621	30,274	34,620	34,620	24,829	36,351	
TOTAL GENERAL ADMINISTRATION			29,478	32,621	32,621	30,274	34,620	34,620	24,829	36,351	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	240,819	8,821	-	100,000	41,000	-	250,000	
A1990	400004	CONTINGENCY-RETIREMENT	-	210,400	111,637	-	117,000	51,516	-	124,000	
A1990	400008	CONTINGENCY COVID	-	-	-	-	-	-	-	-	
TOTAL CONTINGENCY			-	451,219	120,458	-	217,000	92,516	-	374,000	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	151,641	155,590	155,590	155,446	160,110	160,110	126,482	160,155	
A3120	101000	REGULAR SALARIES	2,123,921	2,531,728	2,531,728	2,360,579	2,610,367	2,417,267	1,820,302	2,776,046	
A3120	102000	CROSSING GUARD SALARIES	51,190	62,700	62,700	59,172	61,900	61,900	41,732	64,000	
A3120	105000	OVERTIME	851,743	762,615	762,615	686,072	842,233	1,032,233	747,243	1,045,390	
A3120	105001	OVERTIME-BUCKLE UP NY	2,145	1,716	1,716	1,494	2,000	2,000	1,028	2,000	
A3120	105004	OVERTIME-STOP DWI	3,525	5,000	5,000	2,634	5,500	5,500	2,861	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	13,380	5,000	10,517	11,430	8,000	8,000	7,406	13,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	3,745	3,300	3,300	2,599	4,000	4,000	3,169	4,000	
A3120	105018	OT - EVENTS	19,904	15,202	15,202	8,183	11,695	11,695	9,180	12,500	
A3120	105021	OT - FILMS	5,972	7,620	9,620	8,814	10,000	10,000	2,217	10,000	
A3120	105200	SICK LEAVE BONUS	9,972	13,100	13,100	10,152	14,092	13,592	9,751	12,540	
A3120	105201	OUT OF TITLE	-	2,000	2,000	-	2,000	2,000	-	-	
A3120	105204	SECONDARY LANGUAGE	2,000	3,000	3,000	3,000	3,000	3,000	-	3,000	
A3120	105400	K-9 CARE	21,360	21,013	21,013	11,118	-	-	-	-	
A3120	106000	CLERICAL SALARIES	61,930	63,772	63,772	63,743	66,164	66,164	50,849	66,247	
A3120	106001	POLICE ASSISTANT	71,510	118,425	118,425	110,755	144,791	144,791	95,032	142,498	
A3120	108001	HOLIDAY PAY	105,121	115,816	115,816	107,584	129,944	129,944	3,051	123,056	
A3120	119000	CLOTHING ALLOWANCE	18,700	20,300	20,300	20,003	20,300	21,250	21,250	20,900	
A3120	120000	HEALTH INSURANCE BUYOUT	17,292	17,500	17,500	16,667	15,000	14,050	2,500	17,500	
A3120	190000	SEVERANCE/RETIREMENT PAY	2,473		87,293	87,292		145,289	145,289	-	
A3120	220001	COMPUTER EQUIPMENT	38,801	17,893	17,893	9,575	16,643	16,643	13,126	16,943	
A3120	250000	EQUIPMENT	-	1,000	62,938	64,709	25,069	25,069	23,706	11,547	
A3120	250090	EQUIPMENT - GRANT FUNDED	-							-	
A3120	251200	BODY ARMOR	12,223	9,260	9,260	8,148	9,089	9,339	9,337	13,072	
A3120	412400	FIREARMS	21,882	41,214	40,392	51,984	34,179	34,179	31,515	38,791	
A3120	412401	LESS LETHAL	4,944	11,005	11,090	9,791	18,505	18,505	7,002	21,838	
A3120	413000	GAS & DIESEL	42,400	50,448	50,448	37,000	46,535	46,535	18,325	35,820	
A3120	416000	MATERIALS & SUPPLIES	8,816	17,000	17,514	10,823	17,000	16,750	8,004	17,510	
A3120	416700	DOG FOOD & SUPPLIES	4,012	2,800	3,972	3,000				-	
A3120	416800	TICKETS	4,427	11,970	11,970	-	11,000	11,000	-	20,000	
A3120	417501	CHILD SAFETY PROGRAM-GRANT	1,146	200	200	-	-	-	-	-	
A3120	418900	TRAFFIC LIGHTS	9,656	11,000	11,000	3,284	11,000	11,000	7,471	11,000	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
A3120	419000	CLOTHING REPAIRS	62	350	350	174	500	500	235	700	
A3120	422015	CAMERA ELECTRIC	427	465	465	398	500	500	218	500	
A3120	440200	AUTO BODY REPAIRS	24,463	6,000	6,000	4,544	6,000	6,000	-	6,000	
A3120	443200	TRAINING	8,873	13,000	13,000	5,244	13,000	13,000	9,852	26,000	
A3120	443203	CANDIDATE EVALUATION	2,406	7,200	7,200	2,858	8,000	8,000	1,649	9,750	
A3120	445100	MAINTENANCE OF EQUIPMENT	56,939	58,415	58,415	43,500	60,887	60,887	17,693	51,004	
A3120	447000	RENTAL OF EQUIPMENT	31,895	31,776	31,776	31,894	47,628	47,628	24,530	47,916	
A3120	447200	REPAIR OF EQUIPMENT	19,642	28,000	28,000	15,170	30,000	30,000	13,185	32,000	
A3120	452021	CASE MANANGEMENT	52,408	76,125	76,125	79,761	83,000	83,000	60,233	90,000	
A3120	453000	MEDICAL EMERGENCY SERVICES	314	350	445	623	800	800	481	1,000	
A3120	459300	VETERINARY SERVICES	574	4,200	1,661	28	-	-	-	-	
A3120	462000	TRAVEL	727	500	892	1,075	1,000	1,000	525	1,000	
A3120	464000	MEALS, LAUNDRY	114	1,000	1,000	59	500	700	62	500	
A3120	467000	ASSOCIATION DUES	1,725	3,580	3,580	1,700	3,000	2,800	1,300	3,000	
A3120	479800	YOUTH PROGRAM		4,000	4,880	2,719	5,000	5,000	479	7,000	
A3120	810000	RETIREMENT	952,723	1,025,852	1,025,852	1,014,402	1,275,229	1,275,229	-	1,414,142	
A3120	820000	SOCIAL SECURITY	239,091	300,293	300,293	262,434	314,499	314,499	221,460	342,592	
TOTAL POLICE			5,078,214	5,660,293	5,816,818	5,391,634	6,149,659	6,291,348	3,559,730	6,697,957	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	603,255	617,701	617,701	629,154	639,877	639,877	430,529	669,638	
A3130	105000	OVERTIME	88,909	100,000	100,000	82,628	105,536	108,636	96,099	117,104	
A3130	105200	SICK LEAVE BONUS	3,750	3,500	3,500	3,500	2,000	2,500	2,500	3,500	
A3130	105202	ON-CALL STIPEND	15,600	15,600	15,600	15,600	15,600	15,600	12,000	15,600	
A3130	106000	CLERICAL SALARIES	61,858	63,522	63,522	63,492	65,914	65,914	50,657	65,914	
A3130	108001	HOLIDAY PAY	30,026	29,074	28,824	30,797	31,994	31,844	3,598	29,044	
A3130	119000	CLOTHING ALLOWANCE	4,450	4,200	4,450	4,450	4,200	4,350	4,350	4,200	
A3130	120000	HEALTH INSURANCE BUY	5,000	5,000	5,000	5,000	5,000	5,000	1,250	2,500	
A3130	190000	SEVERANCE/RETIREMENT PAY					-	98,729	98,729		
A3130	250000	EQUIPMENT	-	21,400	21,400	11,400	15,800	15,800	14,211	-	
A3130	416000	MATERIALS & SUPPLIES	7,258	7,000	7,000	4,440	7,000	7,000	5,024	7,000	
A3130	445100	MAINTENANCE OF EQUIPMENT					10,000	10,000	9,052	10,000	
A3130	462002	PRISONER TRANSPORT	632	1,500	1,500	782	1,500	1,500	627	2,000	
A3130	468200	TOWING/IMPOUNDS	1,925	2,000	2,000	150	2,000	2,000	555	2,000	
A3130	820000	SOCIAL SECURITY	57,076	63,770	63,770	60,539	66,182	66,182	49,940	69,233	
TOTAL DETECTIVES			879,739	934,267	934,267	911,932	972,603	1,074,932	779,121	997,733	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3410 FIRE											
A3410	100200	FIRE CHIEF	85,990	110,000	110,000	98,560	121,571	121,571	92,308	122,700	
A3410	101000	REGULAR SALARIES	1,089,846	1,173,983	1,173,983	1,156,128	1,212,944	1,212,944	926,904	1,222,122	
A3410	103701	HEALTH CARE WORKER BONUS			50,057	46,500	-	-	-		
A3410	105101	OVERTIME	347,243	307,000	307,000	324,720	355,063	355,063	211,648	391,769	
A3410	105200	SICK LEAVE BONUS	9,100	14,333	14,333	12,982	12,194	12,194	11,073	13,100	
A3410	108002	KELLY DAYS	13,582	29,162	29,162	28,409	44,912	44,912	-	60,634	
A3410	119000	CLOTHING ALLOWANCE	600	600	600	600	600	600	-	11,200	
A3410	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	3,841	7,500	7,500	-	5,000	
A3410	190000	SEVERANCE/RETIREMENT	-		5,977	5,977	-	-	-		
A3410	250000	EQUIPMENT	39,077	34,650	38,340	13,739	63,981	83,981	73,871	53,614	
A3410	413000	GAS & DIESEL	30,312	31,917	27,016	25,117	29,937	29,937	17,879	25,238	
A3410	416000	MATERIALS & SUPPLIES	7,021	9,000	9,114	7,244	9,000	9,000	3,620	9,000	
A3410	432201	VOLUNTEER SERVICE AWARD PR	56,967	51,071	53,972	53,972	51,071	53,242	53,242	57,000	
A3410	441500	COMPUTER SUPPORT/DATA	1,895	3,000	5,800	5,400	6,690	6,690	6,196	12,238	
A3410	443200	RECRUIT & OFFICER TRAINING	6,929	10,000	13,330	12,930	21,000	18,829	2,133	21,000	
A3410	445100	MAINTENANCE OF EQUIPMENT			15,000	17,205	28,633	28,633	11,730	36,547	
A3410	447200	REPAIR OF EQUIPMENT	53,473	39,000	60,756	50,442	27,000	46,000	39,120	28,000	
A3410	453700	EMPLOYEE PHYSICALS	1,044	6,000	6,000	4,175	6,800	6,800	3,812	10,850	
A3410	454010	AMBULANCE SERVICES	175,000	212,000	212,000	198,450	225,000	225,000	163,500	226,400	
A3410	454400	ASSISTANT CHIEF STIPEND	3,000	4,000	4,000	4,000	10,000	10,000	7,500	10,000	
A3410	461900	FIRE PREVENTION	185	900	900	868	900	900	-	900	
A3410	462000	TRAVEL	706	1,200	1,200	713	1,200	1,200	67	1,200	
A3410	467000	ASSOCIATION DUES	525	650	800	800	1,040	1,040	700	1,040	
A3410	810000	RETIREMENT	326,565	378,357	378,357	316,167	419,043	419,043	-	525,826	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	69,074	
A3410	820000	SOCIAL SECURITY	111,253	125,275	125,275	121,289	134,241	134,241	87,113	139,729	
TOTAL FIRE			2,431,317	2,613,672	2,714,546	2,578,732	2,859,394	2,898,394	1,712,416	3,054,181	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	350	500	500	180	400	400	100	400	
A3510	416000	MATERIALS & SUPPLIES	350	500	500	17	350	350	225	250	
A3510	443200	TRAINING	-	300	333	333	300	300	-	-	
A3510	445100	MAINTENANCE OF EQUIPMENT	-	300	267	-	350	350	-	-	
A3510	447200	REPAIR OF EQUIPMENT	-	300	50	-	100	100	-	-	
A3510	459300	VETERINARY SERVICES	-	1,030	1,030	-	300	300	300	600	
A3510	459301	DOG HOUSING	-	600	600	525	750	750	750	1,500	
A3510	462000	TRAVEL	-	125	125	-	125	125	-	-	
A3510	820000	SOCIAL SECURITY	27	38	38	14	31	31	8	31	
TOTAL ANIMAL CONTROL			727	3,693	3,443	1,069	2,706	2,706	1,383	2,781	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	267,595	281,599	313,399	308,699	363,820	363,820	266,976	362,666	
A3620	103100	TEMPORARY POSITION			15,000	16,055		2,100	2,100	-	
A3620	105000	OVERTIME	425	1,000	1,100	1,008	1,000	1,000	122	500	
A3620	105200	SICK LEAVE BONUS	1,800	1,800	1,700	1,200	2,329	1,729	1,728	2,015	
A3620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	3,542	5,000	3,500	2,500	5,000	
A3620	190000	SEVERANCE/RETIREMENT	55,569								
A3620	250000	EQUIPMENT								8,820	
A3620	411900	EDUCATIONAL SUPPLIES	320	2,000	2,000	-	1,000	1,000	-	3,410	
A3620	413000	GAS & DIESEL	2,200	2,508	2,508	1,800	2,188	2,188	1,470	2,027	
A3620	416000	MATERIALS & SUPPLIES	639	2,000	2,000	375	1,000	1,000	893	1,000	
A3620	441500	SOFTWARE & SUPPORT	6,500	18,740	18,740	9,770	15,000	55,000	50,053	16,700	
A3620	443200	TRAINING	435	1,450	1,450	710	2,100	2,100	1,495	2,100	
A3620	447200	REPAIR OF EQUIPMENT	938	1,500	1,500	251	2,500	2,500	-	2,000	
A3620	820000	SOCIAL SECURITY	24,235	21,948	25,528	24,993	28,469	28,469	21,499	28,319	
TOTAL BUILDING DEPT			363,156	337,045	387,425	368,403	424,406	464,406	348,836	434,557	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	101,822	104,550	104,550	104,501	112,000	112,000	86,011	112,000	
A5110	101000	REGULAR SALARIES	894,995	1,099,921	1,092,421	922,606	1,140,325	1,140,325	809,675	1,154,015	
A5110	103100	TEMPORARY POSITION	17,842	15,360	15,360	15,359	17,280	17,280	11,039	18,240	
A5110	105000	OVERTIME	55,242	30,000	37,500	38,564	32,000	32,000	26,455	36,000	
A5110	105200	SICK LEAVE BONUS	600	2,500	2,500	2,234	3,905	3,905	2,415	3,500	
A5110	112500	MEALS	1,099	750	750	595	750	750	112	750	
A5110	119000	CLOTHING ALLOWANCE	7,587	9,125	9,125	7,738	9,125	9,125	-	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	7,007	7,500	7,500	5,000	7,500	7,500	2,500	5,000	
A5110	190000	SEVERANCE/RETIREMENT PAY	75,428		5,493	5,492					
A5110	250000	EQUIPMENT	3,156	1,500	15,258	15,258	3,000	3,000	-	17,500	
A5110	410100	ANTI-FREEZE	-	500	-	-	500	500	-	500	
A5110	411200	CONCRETE/CEMENT	3,350	5,500	2,900	2,214	5,000	5,000	-	5,000	
A5110	411300	BLACKTOP	15,246	12,000	12,000	6,665	4,500	4,500	1,233	4,500	
A5110	412300	FENCE	5,333	500	500	500	600	600	-	600	
A5110	412801	FLAGS	2,500	2,500	2,341	2,299	2,500	2,500	-	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,105	8,000	5,242	3,595	7,000	7,000	3,000	6,000	
A5110	413000	GAS & DIESEL	71,224	76,271	76,621	58,534	71,657	71,657	34,211	61,011	
A5110	413001	BVAC GAS	11,250	16,938	16,938	9,950	17,281	17,281	7,080	17,138	
A5110	413002	VEHICLE OIL	5,445	6,000	8,051	7,844	6,000	5,665	1,092	6,000	
A5110	413200	GRATES	3,682	1,500	2,004	2,003	2,000	6,007	6,007	6,000	
A5110	413500	GREASE & LUBES	-	750	-	-	750	750	487	750	
A5110	415400	TOOLS	3,960	3,000	3,000	2,144	3,000	3,000	888	3,000	
A5110	416000	MATERIALS & SUPPLIES	18,498	19,000	28,650	28,394	20,000	21,470	13,448	20,000	
A5110	416300	PAINTS	-	1,000	1,203	703	1,000	1,000	-	1,000	
A5110	416400	PIPE	2,783	1,500	548	330	1,000	500	-	1,000	
A5110	417000	RADIO SUPPLIES	2,153	3,000	2,617	856	2,000	2,000	692	2,000	
A5110	417100	ROAD MARKINGS	19,875	60,000	64,074	64,074	60,000	54,158	19,920	60,000	
A5110	417200	GUARD RAILS	2,672	3,000	5,629	5,555	3,000	-	-	3,000	
A5110	417500	SAFETY SUPPLIES	262	2,000	706	-	2,500	2,500	477	2,500	
A5110	417900	SIGNS & POSTS	12,431	10,000	11,600	11,564	10,000	10,000	2,110	10,000	
A5110	418200	STONE	-	3,000	1,596	1,485	3,000	2,000	-	3,000	
A5110	418600	TUBES & TIRES	7,420	9,500	8,500	5,706	12,000	12,000	6,467	11,000	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
A5110	418800	TAR	31,740	30,000	25,526	21,913	30,000	23,200	-	30,000	
A5110	419000	UNIFORM CLEANING	1,352	1,600	2,000	1,454	1,600	1,600	1,000	1,600	
A5110	419600	WEED CONTROL	2,880	4,500	500	760	4,500	4,500	2,559	4,500	
A5110	419700	WELDING SUPPLIES	-	3,000	2,000	-	1,000	-	-	500	
A5110	422081	DPW ELECTRIC	875	2,103	2,103	763	2,200	3,700	3,125	3,700	
A5110	424001	DPW WATER & SEWER	1,507	1,600	1,600	954	1,600	1,600	724	1,600	
A5110	443200	TRAINING	890	1,250	637	500	3,000	1,094	500	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	173	600	1,248	1,248	750	750	200	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	28,242	30,000	37,600	38,537	30,000	43,641	26,973	45,000	
A5110	447000	RENTAL OF EQUIPMENT	-	3,000	3,000	283	3,000	715	261	3,000	
A5110	447200	REPAIR OF EQUIPMENT	66,395	75,000	97,734	94,110	83,000	79,300	33,935	85,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	264	1,000	1,265	1,265	1,265	1,265	1,265	1,265	
A5110	447214	REPAIR OF BUS SHELTERS	-	1,200	1,200	-	1,500	1,550	1,550	1,500	
A5110	447300	REPAIR OF REAL PROPERTY	4,511	15,300	12,636	9,295	5,000	5,000	1,517	5,000	
A5110	448000	TREE MAINTENANCE	26,040	30,000	31,100	18,933	30,000	30,000	11,131	30,000	
A5110	462000	TRAVEL	119	150	150	70	150	150	29	150	
A5110	820000	SOCIAL SECURITY	83,988	97,133	97,133	79,186	101,201	101,201	66,335	102,428	
TOTAL HIGHWAY			1,604,943	1,814,101	1,862,609	1,601,033	1,860,939	1,855,239	1,186,423	1,901,672	
5142 SNOW											
A5142	105000	OVERTIME	56,689	90,000	90,000	18,919	90,000	90,000	38,550	90,000	
A5142	112500	MEALS	1,169	2,000	2,000	546	2,000	2,000	945	2,000	
A5142	250000	EQUIPMENT	6,895	1,000	1,000	-	1,500	1,500	-	1,500	
A5142	416000	MATERIALS & SUPPLIES	5,770	4,000	8,475	8,475	4,000	4,000	2,397	4,000	
A5142	417600	SAND & SALT	111,555	130,000	130,000	47,923	130,000	130,000	59,444	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	934	-	3,000	3,000	-	3,000	
A5142	447200	REPAIR OF EQUIPMENT	33,478	32,000	27,525	7,673	32,000	32,000	23,934	35,000	
A5142	820000	SOCIAL SECURITY	4,201	7,038	7,038	1,406	7,038	7,038	2,873	7,038	
TOTAL SNOW			219,757	269,038	266,972	84,942	269,538	269,538	128,143	262,538	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	4,875	15,000	15,000	5,905	12,000	14,000	6,765	12,000	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	544	1,500	1,500	-	1,500	1,500	11,219	1,500	
TOTAL STREET LIGHTS			5,419	16,500	16,500	5,905	13,500	15,500	17,984	13,500	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	26,620	14,641	14,641	14,641	16,105	16,105	-	17,716	
TOTAL BUS OPERATIONS			26,620	14,641	14,641	14,641	16,105	16,105	-	17,716	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
7110 PARK											
A7110	101000	REGULAR SALARIES	142,655	145,242	145,242	145,232	150,442	150,442	115,624	150,442	
A7110	103100	TEMPORARY POSITION	15,275	30,720	30,720	20,097	34,560	34,560	34,940	36,480	
A7110	105000	OVERTIME	7,647	4,000	4,300	4,257	4,000	4,000	3,703	4,500	
A7110	105020	OT BATHROOMS	12	600	300	13	600	550	155	600	
A7110	105200	SICK LEAVE BONUS		600	600	-	600	600	-		
A7110	112500	MEALS	63	50	50	21	50	100	91	100	
A7110	119000	CLOTHING ALLOWANCE	1,300	1,300	1,300	1,300	1,300	1,300	-	1,300	
A7110	120000	HEALTH INSURANCE BUY-OUT									
A7110	250000	EQUIPMENT	1,230	1,500	1,500	1,010	2,000	2,000	-	18,000	
A7110	411000	CLEANING SUPPLIES	876	2,000	2,000	1,151	2,000	2,000	561	2,000	
A7110	412300	FENCE	-	250	250	247	250	250	-	250	
A7110	413000	GAS & DIESEL	7,015	8,266	8,266	5,850	8,042	8,042	2,650	6,625	
A7110	415400	TOOLS	-	500	500	320	750	750	238	750	
A7110	416000	MATERIALS & SUPPLIES	3,083	3,500	5,275	5,256	3,500	3,500	2,666	6,000	
A7110	416300	PAINTS	1,187	1,000	900	922	1,000	1,000	-	1,000	
A7110	419600	WEED CONTROL	-	2,000	1,500	760	2,000	1,500	708	1,500	
A7110	422095	PARK ELECTRIC	7,743	6,804	6,804	4,027	6,800	6,800	4,521	7,000	
A7110	444000	JANITOR SERVICE	14,550	15,000	15,250	15,250	17,500	20,250	17,525	30,320	
A7110	447200	REPAIR OF EQUIPMENT	3,042	2,500	3,750	2,071	2,500	4,750	1,386	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	-	12,000	9,325	8,075	16,000	13,250	-	12,000	
A7110	448000	TREE MAINTENANCE	-	8,000	8,000	1,000	9,000	7,250	6,111	9,000	
A7110	820000	SOCIAL SECURITY	12,051	13,916	13,916	11,496	14,608	14,608	11,204	14,751	
TOTAL PARK			217,729	259,748	259,748	228,355	277,502	277,502	202,083	306,618	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	36,087	44,000	44,000	46,180	66,270	58,770	47,824	47,500	
A7112	250000	PURCHASE EQUIPMENT	24,511			-					
A7112	416000	MATERIALS & SUPPLIES	1,047	1,000	1,250	955	1,800	1,800	499	1,500	
A7112	422096	SETTLEMENT CAMP ELECTRIC	3,763	881	881	2,828	1,000	1,000	961	1,300	
A7112	444000	JANITOR SERVICE	6,825	5,000	5,000	4,675	5,000	5,000	2,675	5,000	
A7112	445100	MAINTENANCE OF EQUIPMENT	1,082	1,000	1,000	99	4,000	7,353	4,007	4,000	
A7112	447300	REPAIR OF REAL PROPERTY	14,657	36,800	40,550	45,212	28,000	25,370	850	26,800	
A7112	448000	TREE MAINTENANCE	10,216	12,600	9,800	9,420	12,000	12,000	2,910	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	630	1,000	1,500	1,359	1,000	1,000	50	1,250	
A7112	820000	SOCIAL SECURITY				3,235	5,070	3,977	2,940	3,634	
TOTAL USC			98,818	102,281	103,981	113,963	124,140	116,270	62,716	100,734	
7140 RECREATION											
A7140	101000	REGULAR SALARY	120,273	129,161	129,161	127,520	179,281	179,281	99,867	174,726	
A7140	103702	CHILD CARE WORKERS BONUS			23,000	23,000		60,396	60,396		
A7140	105000	OVERTIME	2,524	2,000	2,000	522	2,000	2,000	414	2,000	
A7140	105200	SICK LEAVE BONUS	2,100	1,500	1,500	1,200	1,717	1,717	1,417	900	
A7140	109102	RECREATION DIRECTOR	64,921	70,000	70,000	70,304	72,575	72,575	55,777	72,575	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	325	325	-	325	
A7140	120000	HEALTH BUYOUT				833	2,500	2,500	1,250	2,500	
A7140	173102	AFTER SCHOOL COUNSELORS	60,425	100,800	100,800	92,553	122,400	122,400	84,761	112,000	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIALIST	21,440	27,000	27,000	30,029	44,800	44,800	18,480	25,200	
A7140	250000	EQUIPMENT	12,157	22,500	22,500	20,049	25,000	35,937	1,164	25,000	
A7140	413000	GAS & DIESEL	481	708	708	860	672	431	105	375	
A7140	416000	MATERIALS & SUPPLIES	2,018	2,500	2,445	4,661	2,500	2,741	1,868	2,500	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	13,474	12,000	11,625	12,888	16,000	16,000	9,318	16,000	
A7140	417601	LANDSCAPE MATERIAL	-	5,000	5,430	6,037	7,500	7,500	2,333	7,500	
A7140	417602	PLAY SAFETY SURFACE	10,556	10,000	10,000	3,392	11,800	11,800	8,700	11,800	
A7140	417700	23 W CENTER PAPER SUPPLY	905	1,000	1,000	545	1,000	1,097	1,097	1,000	
A7140	422097	23 W CENTER ELECTRIC	1,467	4,717	4,717	2,430	4,500	4,500	2,424	4,500	
A7140	423202	23 W CENTER ALARM	888	2,500	2,500	1,541	2,500	2,500	967	2,500	
A7140	441500	SOFTWARE & SUPPORT	3,695	4,450	4,450	-	5,120	4,870	520	6,500	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
A7140	445100	MAINTENANCE OF EQUIPMENT						250	-	250	
A7140	446000	PRINTING/COPIER LEASE	2,776	2,900	2,900	2,840	2,900	4,066	2,631	3,020	
A7140	446010	YARD SALE AD PRINTING	299	750	750	540	750	750	540	1,500	
A7140	447000	RENTAL OF EQUIPMENT	11,153	10,000	13,088	14,130	12,500	14,995	11,855	12,500	
A7140	447200	REPAIR OF EQUIPMENT	1,003	1,500	1,412	-	1,500	1,500	-	1,500	
A7140	447300	REPAIR OF PROPERTY	10,510	25,000	37,500	35,348	25,000	23,014	10,036	25,000	
A7140	452020	PLANNING STUDIES	36,975	-	11,925	11,925					
A7140	462000	TRAVEL	4	100	100	-	100	100	7	100	
A7140	470500	COMMUNITY OUTREACH	2,553	2,500	2,500	1,775	2,500	2,668	530	2,500	
A7140	470600	CELEBRATION	16,456	20,000	20,000	19,635	20,000	19,832	12,440	20,000	
A7140	471500	FIREWORKS	10,000	10,000	10,000	10,000	12,500	10,005	10,000	12,500	
A7140	476306	SPORT CAMP	4,050	5,600	5,600	4,000	5,600	5,600	2,000	4,000	
A7140	477200	SOFTBALL - WOMENS	4,188	6,000	6,000	5,479	6,000	6,000	3,959	7,500	
A7140	477254	SOFTBALL - MENS	3,555	6,000	6,000	4,781	6,000	6,000	4,185	7,500	
A7140	477500	SUMMER BASKETBALL	10,554	7,500	10,110	13,850	12,000	13,852	13,852	16,000	
A7140	478100	SUMMER CAMP PROGRAM	7,831	7,500	7,500	8,426	14,000	12,148	9,151	16,100	
A7140	478700	TENNIS	2,217	5,000	5,000	2,092	5,000	5,000	2,356	5,000	
A7140	479600	WOMENS VOLLEYBALL	371				350	350	-	500	
A7140	479900	COMMUNITY INVESTMENT	20,000	20,000	20,000	20,600	20,000	20,000	17,550	-	
A7140	820000	SOCIAL SECURITY	20,620	23,240	25,000	23,096	29,131	33,751	22,496	27,924	
TOTAL RECREATION			482,439	549,751	604,546	576,881	678,021	753,251	474,446	631,295	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
7141	SWIMMING POOL FACILITY										
A7141	173100	LIFEGUARDS	24,415	25,000	32,500	33,892	27,000	34,500	36,286	38,000	
A7141	250000	EQUIPMENT	-	17,500	17,500	1,772	15,000	15,000	-	10,000	
A7141	410900	CHEMICALS	9,332	12,500	12,415	11,313	15,000	11,458	10,776	15,000	
A7141	416000	MATERIALS & SUPPLIES	3,470	1,500	1,587	1,587	1,500	2,750	2,079	3,000	
A7141	443200	TRAINING	343	1,000	100	100	1,000	1,000	-	1,000	
A7141	444100	LICENSE & PERMIT FEE	235	750	750	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIP	-	2,500	839	-	2,500	1,500	-	1,500	
A7141	445102	POOL START-UP/CLEANING	6,281	4,800	5,163	4,677	6,500	10,042	8,187	7,500	
A7141	447200	REPAIR OF EQUIPMENT	325	10,000	2,137	1,319	7,500	7,250	-	5,000	
A7141	820000	SOCIAL SECURITY	1,868	1,913	2,574	2,593	2,066	3,159	3,158	2,907	
TOTAL SWIMMING POOL FACILITY			46,269	77,463	75,565	57,488	78,301	86,894	60,721	84,142	
7620	ADULT RECREATION										
A7620	470600	SENIOR PROGRAMS	-	2,500	2,500	1,400	2,000	2,850	2,850	4,800	
A7620	476500	SENIOR ART	3,222	3,600	3,600	3,300	3,750	2,900	2,400	5,000	
TOTAL ADULT RECREATION			3,222	6,100	6,100	4,700	5,750	5,750	5,250	9,800	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
8010 ZONING											
A8010	101000	REGULAR SALARIES	16,652	17,737	17,737	15,289	15,931	15,931	12,052	17,616	
A8010	105000	OVERTIME	1,734	1,500	1,500	1,075	1,500	1,500	595	1,500	
A7140	105200	SICK LEAVE BONUS								180	
A8010	416000	MATERIALS & SUPPLIES	83	200	200	-	200	200	-	200	
A8010	455000	VIDEOGRAPHER	2,400	4,200	4,800	4,875	4,800	4,800	3,400	4,800	
A8010	820000	SOCIAL SECURITY	1,392	1,472	1,472	716	1,333	1,333	220	1,462	
TOTAL ZONING			22,261	25,109	25,709	21,955	23,764	23,764	16,267	25,758	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	16,652	17,737	17,737	15,289	15,931	15,931	12,052	17,616	
A8020	105000	OVERTIME	2,966	2,500	2,500	1,695	2,500	2,500	1,195	2,750	
A8020	105200	SICK LEAVE BONUS								180	
A8020	416000	MATERIALS & SUPPLIES	2,010	2,500	2,500	454	2,200	2,200	247	2,200	
A8020	443200	TRAINING	-	500	500	-	-	-	-	500	
A8020	452000	CONSULTANT	20,188	25,000	24,850	24,907	25,000	25,000	26,338	30,000	
A8020	455000	VIDEOGRAPHER	5,550	5,200	4,950	5,600	4,800	4,800	3,500	4,800	
A8020	820000	SOCIAL SECURITY	1,485	1,548	1,548	762	1,410	1,410	247	1,558	
TOTAL PLANNING			48,851	54,985	54,585	48,707	51,841	51,841	43,579	59,604	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	95,232	97,000	97,000	72,624	90,000	90,000	46,807	90,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	754,693	790,000	790,000	764,539	790,000	790,000	456,927	790,000	
A8160	449101	ADD A CAN EXPENSE	70	100	100	90	100	100	85	150	
A8160	449300	RECYCLING HAULING	230,499	231,000	232,200	230,131	231,000	231,000	134,243	231,000	
A8160	449301	RECYCLING DISPOSAL	48,865	45,000	106,000	116,662	95,000	95,000	58,612	120,000	
A8160	449600	COMPOST PROGRAM	9,115	13,000	13,000	14,160	17,000	17,000	5,051	15,000	
TOTAL SANITATION			1,138,474	1,176,100	1,238,300	1,198,206	1,223,100	1,223,100	701,725	1,246,150	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	9,759	6,500	926	-	7,500	2,993	-	7,500	
A8170	447200	REPAIR OF EQUIPMENT	8,579	5,000	10,574	9,550	7,500	15,707	14,528	20,000	
TOTAL STREET CLEANING			18,338	11,500	11,500	9,550	15,000	18,700	14,528	27,500	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	94,603	97,349	97,349	87,884	97,021	97,021	74,492	98,555	
A8189	105000	OVERTIME	4,470	2,400	2,400	1,963	2,300	2,300	1,415	2,300	
A8189	105200	SICK LEAVE BONUS	600	600	600	600	706	706	600	893	
A8189	112500	MEALS	63	100	100	28	100	100	7	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY				2,305					
A8189	412650	TRANSFER STATION GAS HEAT	6,014	5,446	5,446	7,143	8,700	8,700	2,728	8,700	
A8189	413000	GAS & DIESEL	15,985	17,736	17,736	11,600	16,640	16,640	7,180	16,300	
A8189	415400	TOOLS	-	250	230	97	1,200	1,200	519	1,200	
A8189	416000	MATERIALS & SUPPLIES	-	750	1,400	1,369	1,600	1,755	1,520	2,000	
A8189	418600	TUBES & TIRES	-	750	770	768	800	800	438	800	
A8189	422050	TRANSFER STATION ELECTRIC	17,956	1,470	1,470	-	1,500	1,500	-	1,500	
A8189	447200	REPAIR OF EQUIPMENT	10,983	10,000	10,418	9,456	11,000	52,000	44,141	25,000	
A8189	447300	REPAIR OF REAL PROPERTY	9,451	20,000	19,000	12,350	18,000	16,845	14,173	10,000	
A8189	820000	SOCIAL SECURITY	7,171	7,759	7,759	6,595	7,734	7,734	5,422	7,866	
TOTAL TRANSFER STATION			167,946	165,585	165,653	142,808	168,276	208,276	152,635	176,189	
8540 STORM DRAINS											
A8540	419800	STORM DRAIN REPAIR	-	-	40,615	40,615	-	-	-	-	
TOTAL RETIREMENT			-	-	40,615	40,615	-	-	-	-	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	317,827	345,397	345,397	327,694	438,209	438,209	-	506,005	
TOTAL RETIREMENT			317,827	345,397	345,397	327,694	438,209	438,209	-	506,005	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	307,503	330,419	330,419	330,419	329,038	329,038	329,038	300,476	
A9040	832001	VOLUNTEER FIREFIGHTERS	6,599	9,220	9,220	9,220	8,406	8,406	8,406	1,314	
TOTAL COMPENSATION			314,102	339,639	339,639	339,639	337,444	337,444	337,444	301,790	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	-	1,000	1,000	2,103	800	800	531	800	
TOTAL UNEMPLOYMENT			-	1,000	1,000	2,103	800	800	531	800	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,811	7,000	7,000	1,302	5,500	5,500	1,879	5,500	
TOTAL DISABILITY			4,811	7,000	7,000	1,302	5,500	5,500	1,879	5,500	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,256,224	3,477,014	3,477,014	3,752,169	3,709,477	3,709,477	2,360,168	3,772,465	
A9060	840100	MEDICARE REIMBURSEMENT	184,782	179,216	179,216	184,810	163,441	163,441	155,883	187,221	
A9060	840400	EMPLOYEE DRUG TESTING	1,719	3,000	3,138	2,349	3,000	3,000	1,778	3,000	
A9060	840500	DENTAL INSURANCE	80,921	91,878	91,878	84,258	82,070	82,070	56,337	83,469	
A9060	840600	VISION INSURANCE	11,017	11,064	11,064	10,514	11,424	11,424	8,800	11,664	
TOTAL HEALTH INSURANCE			3,534,663	3,762,172	3,762,310	4,034,100	3,969,412	3,969,412	2,582,966	4,057,819	

2025 CITY OF BEACON BUDGET

GENERAL FUND
EXPENSE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	686,464	718,310	718,310	718,310	732,464	732,464	732,464		
A9710	605600	2016 PRINCIPAL	128,859	131,122	131,122	131,122	133,381	133,381	133,381	135,642	
A9710	605700	2018 PRINCIPAL	546,854	563,054	563,054	563,054	579,258	579,258	579,258	599,513	
A9710	605800	2008 PRINCIPAL	520,000	540,000	540,000	540,000	-	-	-		
A9710	605900	2021 PRINCIPAL	311,250	320,000	320,000	320,000	330,000	330,000	330,000	335,000	
A9710	705500	2014 (2005) INTEREST	62,830	35,371	35,371	35,371	18,312	18,312	18,312		
A9710	705600	2016 INTEREST	68,026	65,426	65,426	65,426	62,781	62,781	32,057	60,091	
A9710	705700	2018 INTEREST	435,320	418,671	418,671	418,671	401,537	401,537	205,113	383,855	
A9710	705800	2008 INTEREST	45,050	22,950	22,950	22,950	-	-	-		
A9710	705900	2021 INTEREST	97,213	90,900	90,900	90,900	84,400	84,400	43,850	77,750	
TOTAL SERIAL BONDS			2,901,866	2,905,804	2,905,804	2,905,804	2,342,133	2,342,133	2,074,435	1,591,851	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	-	-	-	-	-	-	416,000	
TOTAL BANS			-	-	-	-	-	-	-	416,000	
9950 INTERFUND TRANSFERS											
A9950	900003	INTERFUND TRANSFER			1,030,803	1,010,800					
TOTAL INTERFUND TRANSFERS			-	-	1,030,803	1,010,800	-	-	-	-	
TOTAL GENERAL EXPENSE			22,401,966	24,606,871	25,826,246	24,477,173	25,421,750	25,736,238	16,482,185	26,202,891	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1325 FINANCE											
A1325	100118	2018 TAX REVENUE	2,947								
A1325	100119	2019 TAX REVENUE	4,914								
A1325	100120	2020 TAX REVENUE	14,875			9,344					
A1325	100121	2021 TAX REVENUE	(82,188)			123,179			(875)		
A1325	100122	2022 TAX REVENUE	11,933,544			10,705			(19,934)		
A1325	100123	2023 TAX REVENUE		12,507,397	12,507,397	12,189,579			(11,437)		
A1325	100124	2024 TAX REVENUE					12,757,008	12,757,008	12,942,464		
A1325	102827	BUILDING VIOLATONS	24,080			20,396			13,049		
A1325	108100	PILOTS	320,770	292,000	292,000	322,338	347,000	347,000	267,360	337,000	
A1325	109008	2018 TAX INTEREST	1,504								
A1325	109009	2019 TAX INTEREST	3,142			-					
A1325	109010	2020 TAX INTEREST	13,827			9,121					
A1325	109011	2021 TAX INTEREST	298,500			44,892			3,935		
A1325	109012	2022 TAX INTEREST	(89)	-	-	1,216			18,201		
A1325	109013	2023 TAX INTEREST		300,000	300,000	389,740			40,658		
A1325	109014	2024 TAX INTEREST					350,000	350,000	397,150		
A1325	109015	2025 TAX INTEREST								360,000	
A1325	109050	IN REM INTEREST	198,176	20,000	20,000	89,334	30,000	30,000	11,360	50,000	
A1325	111000	SALES TAX	4,916,237	5,800,000	5,800,000	5,959,564	5,800,000	5,800,000	2,731,315	6,100,000	
A1325	111100	CANNABIS EXCISE TAX				7,445	10,000	10,000	4,266	10,000	
A1325	111300	HOTEL & OCCUPANCY TAX								60,000	
A1325	113000	UTILITY TAX	218,125	165,000	165,000	286,942	230,000	230,000	193,627	252,000	
A1325	117000	FRANCHISE TAX	206,702	208,000	208,000	146,938	196,000	196,000	131,806	176,000	
A1325	123000	SCHOOL TAX PENALTY	53,648	51,000	51,000	53,429	53,000	53,000	59,429	58,000	
A1325	125520	INREM FEES	-	5,000	5,000	706	4,500	4,500	4,391	4,500	
A1325	126000	HEALTH INSURANCE REIMBURSEM	360,421	396,377	396,377	386,369	418,149	418,149	367,080	458,051	
A1325	126001	DENTAL INSURANCE REIMBURSEM	58,519	62,668	62,668	57,084	63,494	63,494	55,030	57,826	
A1325	201202	FLEA MARKET FEE	5,060	5,060	5,060	3,520	5,060	5,060	4,620	5,060	
A1325	240100	INTEREST & EARNINGS	4,277	2,400	2,400	33,024	12,000	12,000	21,958	12,000	
A1325	240102	BOND & COUPON INTEREST				209	100	100	179	100	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
A1325	240105	NYCLASS INTEREST	211,291	198,000	204,000	816,019	400,000	400,000	591,110	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	560	1,000	1,000	330	600	600	-	600	
A1325	254000	BINGO LICENSES	200	200	200	25	-	-	-	-	
A1325	254500	OTHER LICENSES	4,345	4,500	4,500	8,665	4,500	4,500	3,315	4,500	
A1325	261000	FINES & FORFEITED BAIL	24,701	21,275	21,275	51,350	42,500	42,500	44,141	58,800	
A1325	265000	SALE OF SCRAP	50,070	15,000	15,000	16,479	15,000	15,000	26,128	15,000	
A1325	265500	MINOR SALES	309	-	-	13	-	-	521	-	
A1325	266000	SALE OF REAL PROPERTY	196,738	-	-	-	-	-	-	-	
A1325	268001	INSURANCE REIMBURSEMENT	74,132	54,000	54,000	111,616	54,000	54,000	17,597	54,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENSE	4,723				-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	(44,475)	2,000	2,000	22,184	2,000	2,000	2,560	2,000	
A1325	277008	FILM PERMITS	17,100	5,000	20,500	33,000	5,000	5,000	6,600	5,000	
A1325	280101	INTERFUND REVENUE - WATER	285,980	327,530	327,530	327,530	359,810	359,810	359,810	374,640	
A1325	280102	INTERFUND REVENUE - SEWER	339,840	346,220	346,220	346,220	378,930	378,930	378,930	396,260	
A1325	300100	STATE AID AIM FUNDING	1,537,478	1,537,478	1,537,478	1,537,478	1,537,478	1,716,012	322,981	1,537,478	
A1325	300500	STATE AID MORTGAGE TAX	1,134,497	630,000	630,000	546,683	552,000	552,000	298,114	396,000	
A1325	333100	STATE AID O&M COURT FACILITY	65,922	53,000	53,000	-	53,000	53,000	-	57,000	
A1325	378904	STATE AID RESTORE NY							1,596	-	
TOTAL FINANCE			22,460,402	23,010,105	23,031,605	23,962,666	23,681,129	23,859,663	19,289,035	11,341,815	
1410 CITY CLERK											
A1410	125500	CLERK FEES	10,222	10,000	10,000	11,489	10,200	10,200	6,858	10,000	
A1410	125506	NSF CHECK FEE	454	300	300	454	400	400	264	400	
TOTAL CITY CLERK			10,676	10,300	10,300	11,943	10,600	10,600	7,122	10,400	
1620 PUBLIC BUILDINGS											
A1620	221001	CHAMBER WELCOME CTR ELECTRI	1,362	1,980	1,980	-					
A1620	241000	RENTAL OF REAL PROPERTY	22,473	27,206	27,206	31,406	33,000	33,000	27,750	28,305	
TOTAL PUBLIC BUILDINGS			23,835	29,186	29,186	31,406	33,000	33,000	27,750	28,305	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3120 POLICE											
A3120	152000	POLICE FEES	546	700	700	714	700	700	567	700	
A3120	174000	PARKING TICKETS	38,798	63,000	63,000	41,971	46,000	46,000	38,314	75,000	
A3120	200114	EVENT FEE-POLICE OT	27,451	15,202	15,202	15,314	11,695	11,695	10,540	12,500	
A3120	226001	SCHOOL EVENT SECURITY	11,887	5,000	5,000	16,637	8,000	8,000	1,896	13,000	
A3120	238901	DC DRUG TASK FORCE	166,727	180,655	180,655	180,655	185,618	185,618	93,042	194,809	
A3120	255000	ALARM PERMIT	25	200	200	255	200	200	100	200	
A3120	261200	MISCELLANEOUS	-	-	-	60				-	
A3120	265000	SALE OF SCRAP	275	-	-	550			825	-	
A3120	268000	INSURANCE RECOVERY	75,449	-	-	2,206				-	
A3120	277000	MISC REVENUE	2,126	-	-	100				-	
A3120	277008	FILM OT REIMBURSEMENT	8,500	7,620	7,620	18,625	10,000	10,000	5,320	10,000	
A3120	331500	ST AID STOP DWI	3,522	5,000	5,000	2,835	5,500	5,500	2,300	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	7,141	5,016	5,016	1,710	6,000	6,000	-	4,000	
A3120	398900	ST AID CHILD PASSENGERSEAT	956	-	-	-			-	-	
A3120	438950	FED AID - Byrne Grant/JAG	-	4,620	4,620	-	4,000	4,000	-	-	
TOTAL POLICE			343,403	287,013	287,013	281,632	277,713	277,713	152,904	315,709	
3410 FIRE											
A3410	238901	DC SHARED SERVICE	-	-	-	109,387	-	-	-	-	
A3410	277050	FEE FOR FIRE SERVICES				894			1,282	-	
A3410	348900	ST AID HEALTH WORKERS			50,057	50,057				-	
A3410	438912	FEDERAL AID	150,854	-	-	-	-	-	-	-	
TOTAL FIRE			150,854	-	50,057	160,338	-	-	1,282	-	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	6,310	5,398	5,398	9,271	6,300	6,300	5,850	8,000	
A3510	261100	DOG FINES	600	500	500	700	700	700	240	600	
TOTAL ANIMAL CONTROL			6,910	5,898	5,898	9,971	7,000	7,000	6,090	8,600	
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	37,200	35,000	35,000	29,325	35,000	35,000	22,710	35,000	
A3620	238000	FIRE INSPECTION FEE	2,525	15,000	15,000	-	15,000	15,000	1,975	15,000	
A3620	238500	SEWER INSPECTION FEE	400	500	500	350	500	500	500	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,585	7,000	7,000	4,550	5,000	5,000	2,695	5,000	
A3620	238905	DC GRANT		5,000	5,000	10,000	5,000	5,000	5,000	-	
A3620	250102	PLUMBING LICENSES	19,400	12,000	12,000	29,800	15,000	15,000	20,450	18,000	
A3620	250103	ELECTRIC LICENSES	51,200	10,000	10,000	77,800	25,000	25,000	51,150	40,000	
A3620	255500	BUILDING PERMITS	174,592	125,000	125,000	209,963	145,000	145,000	134,975	180,000	
A3620	255501	C.O. APPLICATION FEE	21,230	14,000	14,000	20,700	15,000	15,000	15,650	18,000	
A3620	256500	PLUMBERS PERMITS	12,662	10,000	10,000	20,055	12,000	12,000	24,430	15,000	
A3620	257000	RENTAL PERMITS	6,975	7,500	7,500	24,030	6,000	6,000	3,075	7,000	
A3620	257100	VACANT REGISTRATION	10,375	7,500	7,500	13,625	5,000	5,000	3,500	5,000	
A3620	257101	STR REGISTRATION		1,500	1,500	4,200	3,000	3,000	2,700	3,500	
A3620	257500	ELECTRICAL PERMITS	12,315	7,000	7,000	15,960	9,000	9,000	11,150	11,000	
A3620	259000	VEHICLE PERMITS	200	250	250	100	250	250	100	250	
A3620	259002	TREE & GRADING PERMITS	250	200	200	200	100	100	200	200	
A3620	259005	CHICKEN PERMITS	-	100	100	25	100	100	-	50	
A3620	259006	SIDE CAFÉ PERMITS	150	250	250	175	250	250	525	500	
A3620	261200	MISCELLANEOUS	-	1,000	1,000	1,750	1,000	1,000	7,210	2,000	
A3620	261202	SNOW VIOLATIONS	1,906	1,500	1,500	-	1,500	1,500	908	1,500	
TOTAL BUILDING DEPARTMENT			355,965	260,300	260,300	462,608	298,700	298,700	308,903	357,500	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULER	310,872	314,000	314,000	286,603	303,705	303,705	199,124	299,000	
A5110	171002	EV CHARGING STATION	1,140			3,141	2,000	2,000	5,471	13,200	
A5110	172100	PARKING FEE	14,400	14,400	14,400	10,800	14,400	14,400	18,000	14,400	
A5110	178901	MTA COMMUTER PARKING	43,707	32,000	32,000	29,726	36,000	36,000	61,847	60,000	
A5110	256000	STREET OPENING PERMITS	10,800	15,000	15,000	11,200	15,000	15,000	20,800	15,000	
A5110	268000	INSURANCE RECOVERIES	19,379			9,266	3,000	3,000	10,214	3,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	17,094	16,938	16,938	250	17,281	17,281	32,616	17,138	
A5110	351000	STATE AID 9D O&M	36,185	24,123	24,123	24,123	24,123	24,123	24,123	24,123	
TOTAL HIGHWAY			453,577	416,461	416,461	375,109	415,509	415,509	372,195	445,861	
A7110 PARK											
A7110	200116	MEMORIAL BENCH FEE				3,000					
TOTAL PARK			-	-	-	3,000	-	-	-	-	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	53,116	53,000	53,000	67,804	80,270	80,270	57,537	60,000	
A7112	200190	USC-USAGE FEE	12,450	16,000	16,000	5,390	16,000	16,000	21,250	24,000	
A7112	241000	RENTAL OF REAL PROPERTY	5,600	16,800	16,800	17,100	16,800	16,800	11,500	16,800	
TOTAL UNIVERSITY			71,166	85,800	85,800	90,294	113,070	113,070	90,287	100,800	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
7140 RECREATION											
A7140	200100	RECREATION FEES	4,144	2,000	2,000	5,296	2,000	2,000	12,829	11,500	
A7140	200101	PARK USE FEES	7,770	6,000	6,000	12,105	7,500	7,500	6,567	7,500	
A7140	200113	SPORT CAMP FEE	2,760	6,500	6,500	2,165	5,600	5,600	1,575	4,000	
A7140	200115	AFTER SCHOOL	154,882	144,000	144,000	191,559	166,600	166,600	152,313	160,000	
A7140	200160	YARD SALE FEES-NEW	494	750	750	550	750	750	590	1,500	
A7140	200175	BEACON HOOPS FEES	7,413	7,500	7,500	10,110	12,000	12,000	12,080	16,000	
A7140	200187	TENNIS FEES	4,995	5,000	5,000	4,200	5,000	5,000	3,886	5,000	
A7140	208900	PLANNING RECREATION FEES	-								
A7140	241000	RENTAL OF REAL PROPERTY	7,221	3,000	3,000	3,000	3,000	3,000	3,650	3,000	
A7140	270500	DONATIONS	-			350		10,937	10,937	-	
A7140	270554	MENS SOFTBALL FEES	2,760	6,000	6,000	4,030	6,000	6,000	5,999	7,500	
A7140	270572	WOMENS SOFTBALL FEE	7,470	6,000	6,000	6,580	6,000	6,000	5,598	7,500	
A7140	270596	WOMENS VOLLEYBALL FEE	-	350	350	450	350	350	400	500	
A7140	364300	ST AID FOOD ASSISTANCE	7,034	4,000	4,000	9,269	4,000	4,000	-	5,000	
A7140	382000	ST AID YOUTH PROGRAM				-	-	-	-	5,000	
A7140	388900	ST AID OTHER C&R			11,142	31,808	-	-	-	-	
TOTAL RECREATION			206,943	191,100	202,242	281,472	218,800	229,737	216,424	234,000	
7141	SWIMMING POOL FACILITY										
A7141	200183	POOL TICKET FEES	22,571	20,000	20,000	22,212	25,000	25,000	9,958	10,000	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	5,000	
TOTAL SWIMMING POOL FACILITY			27,571	25,000	25,000	27,212	30,000	30,000	9,958	15,000	
7620	ADULT RECREATION										
A7620	200165	SENIOR ART FEES	-	4,608	4,608	96	4,680	4,680	187	5,000	
TOTAL ADULT RECREATION			-	4,608	4,608	96	4,680	4,680	187	5,000	
7989	FARMERS MARKET										
A7989	201201	FARMERS MARKET PROCEEDS	1,800	800	800	1,800	1,800	1,800	600	1,800	
TOTAL FARMERS MARKET			1,800	800	800	1,800	1,800	1,800	600	1,800	

2025 CITY OF BEACON BUDGET

GENERAL FUND
REVENUE (A)

			2022	2023	2023	2023	2024	2024	2024	2025	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
8010 ZONING											
A8010	211000	ZONING FEES	1,750	3,000	3,000	1,000	3,000	3,000	2,500	2,500	
TOTAL ZONING			1,750	3,000	3,000	1,000	3,000	3,000	2,500	2,500	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	63,890	15,000	15,000	43,689	18,000	18,000	16,435	18,000	
A8020	211503	PLANNING BOARD LAWN SIGN	225	1,000	1,000	-	600	600	-	500	
TOTAL PLANNING			64,115	16,000	16,000	43,689	18,600	18,600	16,435	18,500	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	8,736	1,000	1,000	812	1,000	1,000	10,128	2,000	
A8160	213002	ADD A CAN FEE	21			79	50	50	89	50	
A8160	213004	COMPOST BINS				3,051			535	-	
TOTAL SANITATION			8,757	1,000	1,000	3,942	1,050	1,050	10,752	2,050	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	73,048	52,000	52,000	73,904	54,000	54,000	38,157	68,000	
TOTAL TRANSFER STATION			73,048	52,000	52,000	73,904	54,000	54,000	38,157	68,000	
TOTAL GENERAL REVENUE			24,260,772	24,398,571	24,481,270	25,822,082	25,168,651	25,358,122	20,550,581	12,955,840	

CITY OF BEACON 2025 BUDGET

WATER FUND EXPENSE (F)		2022	2023	2023	2023	2024	2024	2024	2025
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24	
1380 FISCAL AGENT FEES									
F1380-461200	FISCAL AGENT FEE	-	12,000	10,560	-	12,000	12,000	500	8,000
TOTAL FISCAL AGENT FEES		-	12,000	10,560	-	12,000	12,000	500	8,000
1420 LAW									
F1420-450400	ATTORNEYS	38,125	40,000	40,000	44,896	40,000	40,000	25,636	42,000
TOTAL LAW		38,125	40,000	40,000	44,896	40,000	40,000	25,636	42,000
1680 TECHNOLOGY									
F1680-250000	PURCHASE OF EQUIPMENT	3,596	2,845	1,845	1,976	2,230	2,359	1,477	5,480
F1680-444100	LICENSE/PERMITS	1,777	2,210	2,210	1,782	3,990	3,990	1,206	4,088
F1680-452003	IT CONSULTANT	621	6,120	7,560	7,826	7,450	7,321	2,277	9,450
TOTAL TECHNOLOGY		5,994	11,175	11,615	11,584	13,670	13,670	4,960	19,018
1950 TAXES ON CITY PROPERTY									
F1950-468000	TAXES ON CITY PROPERTY	225,643	231,284	231,284	227,304	232,987	232,987	224,558	230,200
TOTAL TAXES ON CITY PROPERTY		225,643	231,284	231,284	227,304	232,987	232,987	224,558	230,200
1980 MTA PAYROLL TAX									
F1980-400099	MTA PAYROLL TAX	2,593	3,190	3,190	2,752	3,425	3,425	2,247	2,782
TOTAL MTA PAYROLL TAX		2,593	3,190	3,190	2,752	3,425	3,425	2,247	2,782
1990 CONTINGENCY									
F1990-400001	CONTINGENCY FUND	-	30,000	30,000	-	30,000	-	-	52,000
F1990-400004	CONTINGENCY-RETIREMENT	-	5,000	5,000	-	5,000	-	-	5,000
TOTAL CONTINGENCY		-	35,000	35,000	-	35,000	-	-	57,000

CITY OF BEACON 2025 BUDGET

WATER FUND EXPENSE (F)		2022	2023	2023	2023	2024	2024	2024	2025
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24	
8310 WATER ADMINISTRATION									
F8310-416000	MATERIALS & SUPPLIES	108							
F8310-423201	INTRUSION ALARM MONITORS	312	665	665	537	660	660	336	660
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	2,438	2,437	2,437	-	2,500	2,000	-	25,000
F8310-443200	TRAINING	750	1,100	1,100	-	1,200	-	-	4,000
F8310-446006	WATER/SEWER BILL PRINTING	1,567	1,200	1,200	1,990	1,200	1,200	-	1,800
F8310-450500	ADMINISTRATION FEE TO GENERAL	285,980	327,530	327,530	327,530	359,810	359,810	359,810	374,640
F8310-452000	CONSULTANT	26,239	100,000	110,002	21,175	35,000	35,000	25,121	35,000
F8310-462000	TRAVEL	49	100	100	4	100	100	86	1,000
F8310-465000	POSTAGE	6,694	6,000	6,000	7,193	6,000	7,700	5,261	5,850
F8310-467000	ASSOCIATION DUES	120	220	220	-	220	220	-	220
TOTAL WATER ADMINISTRATION		324,257	439,252	449,254	358,429	406,690	406,690	390,614	448,170
8320 WATER SUPPLY									
F8320-422085	SUPPLY ELECTRIC	1,588	3,585	3,585	550	3,700	3,700	425	3,000
F8320-424000	WATER FROM OTHER GOVERNMENTS	486,293	380,000	380,000	228,840	480,000	480,000	184,670	480,000
F8320-454000	ENGINEERS	2,080							
TOTAL WATER SUPPLY		489,961	383,585	383,585	229,390	483,700	483,700	185,095	483,000
8330 WATER PURIFICATION									
F8330-101000	REGULAR SALARIES	221,283	224,194	224,194	226,789	232,766	232,766	180,683	232,881
F8330-105000	OVERTIME	17,941	24,000	24,000	19,510	25,000	25,000	13,636	25,000
F8330-105200	SICK LEAVE BONUS	-	900	900	-	900	900	-	
F8330-105202	ON CALL	10,400	10,400	10,400	10,600	10,400	10,400	8,000	10,400
F8330-112500	MEALS	7	200	200	7	200	200	63	100
F8330-119000	CLOTHING ALLOWANCE	1,950	1,950	1,950	1,950	1,950	1,950	-	1,950
F8330-190000	SEVERANCE/RETIREMENT PAY	-				-	-	-	
F8330-410900	CHEMICALS	71,783	68,000	75,500	77,745	70,000	77,000	72,197	88,000
F8330-412685	GAS/OIL FOR HEAT	18,854	21,176	21,176	15,652	20,700	20,700	8,257	20,700
F8330-416000	MATERIALS & SUPPLIES	6,886	5,800	5,800	4,599	6,500	6,500	2,424	7,000
F8330-422045	PURIFICATION ELECTRIC	318,370	210,210	202,710	139,484	235,000	235,000	197,602	235,000
F8330-423000	TELEPHONES	2,104	2,200	2,200	1,526	1,500	1,500	1,622	2,196
F8330-423001	CELL PHONES	4,131	4,661	4,661	4,600	4,770	4,770	3,488	5,682

CITY OF BEACON 2025 BUDGET

WATER FUND EXPENSE (F)		2022	2023	2023	2023	2024	2024	2024	2025
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	30,352	40,000	40,000	40,855	40,000	40,000	23,540	40,000
F8330-445100	MAINTENANCE OF EQUIPMENT	36,676	59,000	59,000	47,203	55,000	48,000	14,843	70,000
F8330-447200	REPAIR OF EQUIPMENT						47,000	46,865	
F8330-820000	SOCIAL SECURITY	17,874	20,016	20,016	18,399	20,748	20,748	14,490	20,680
TOTAL WATER PURIFICATION		758,611	692,707	692,707	608,919	725,434	772,434	587,710	759,589
8340 WATER DISTRIBUTION									
F8340-100401	SUPERINTENDENT SALARY	103,726	107,426	107,426	107,375	112,000	112,000	86,066	112,000
F8340-101000	REGULAR SALARIES	426,975	494,371	494,371	467,827	535,138	535,138	363,792	519,113
F8340-103100	TEMPORARY POSITION	5,334	14,000	14,000	8,596	14,000	16,910	16,910	18,240
F8340-105000	OVERTIME	9,674	20,000	20,000	9,165	34,000	31,090	14,008	30,000
F8340-105200	SICK LEAVE BONUS	2,400	1,800	1,800	1,200	1,800	1,700	1,200	2,400
F8340-105202	ON CALL	10,200	10,400	10,400	9,800	10,400	10,400	7,800	10,400
F8340-112500	MEALS	35	150	150	84	150	250	175	250
F8340-119000	CLOTHING ALLOWANCE	4,550	5,200	5,200	5,200	5,200	5,200	-	5,200
F8340-120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500
F8340-190000	SEVERANCE/RETIREMENT					-	19,176	19,176	
F8340-250000	EQUIPMENT	5,518	20,000	19,000	6,632	18,000	18,000	2,489	18,000
F8340-250031	PURCHASE HYDRANTS	11,438	10,000	10,000	-	10,000	10,000	-	12,000
F8340-250400	PURCHASE WATER METERS	5,542	7,500	21,820	21,002	20,000	20,000	12,652	20,000
F8340-413000	GAS & DIESEL	30,730	30,399	30,399	27,300	30,732	30,732	16,990	29,158
F8340-415100	METER PARTS	8,335	14,000	14,000	31	7,500	7,500	2,866	8,000
F8340-416000	MATERIALS & SUPPLIES	9,279	15,000	15,000	8,978	17,000	17,000	11,545	20,000
F8340-416300	PAINTS	543	800	800	356	1,500	1,500	-	1,500
F8340-416400	PIPE	-	2,500	2,500	-	2,500	2,500	-	2,500
F8340-417400	ROADSIDE DEVELOPMENT	5,225	5,000	4,929	-	5,000	9,511	8,257	10,000
F8340-417500	SAFETY SUPPLIES	4,336	4,000	4,000	4,314	4,000	5,435	2,436	4,500
F8340-418600	TUBES & TIRES	1,812	3,000	3,821	3,787	3,500	3,500	1,146	4,000
F8340-443200	TRAINING	-				2,000	565	-	
F8340-445200	MAINTENANCE SERVICE	3,550	10,000	14,161	2,525	13,500	13,500	2,760	14,000
F8340-447000	RENTAL OF EQUIPMENT	-	1,000	1,000	263	1,000	1,000	-	6,000
F8340-447200	REPAIR OF EQUIPMENT	38,625	56,000	264,540	133,892	58,000	58,000	15,065	60,000
F8340-447300	REPAIR OF REAL PROPERTY	8,358	18,000	18,000	4,000	15,000	10,489	5,206	15,000

CITY OF BEACON 2025 BUDGET

WATER FUND EXPENSE (F)		2022	2023	2023	2023	2024	2024	2024	2025
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24	
F8340-447700	RENTAL OF RIGHT OF WAY	1,154	1,042	1,042	1,011	1,154	1,154	1,392	1,200
F8340-454000	ENGINEERS	425	20,000	39,448	17,626	20,000	20,000	630	20,000
F8340-454004	ENGINEERS-DAM INSPECTION	-	50,000	49,000	39,717	20,000	20,000	-	20,000
F8340-457600	LEAK DETECTION	15,000	12,000	13,000	13,300	14,000	14,000	-	15,000
F8340-820000	SOCIAL SECURITY	40,454	50,172	50,172	43,534	54,712	54,712	36,073	53,558
TOTAL WATER DISTRIBUTION		755,718	986,260	1,232,479	940,015	1,034,286	1,053,462	628,634	1,034,519
9010 EMPLOYEES RETIREMENT SYSTEM									
F9010-810000	RETIREMENT	77,689	86,580	86,580	82,168	109,845	109,845	-	126,839
TOTAL EMPLOYEES RETIREMENT SYSTEM		77,689	86,580	86,580	82,168	109,845	109,845	-	126,839
9040 WORKERS COMPENSATION									
F9040-830000	WORKERS' COMPENSATION	57,320	59,119	59,119	59,119	52,047	52,047	52,047	42,812
TOTAL WORKERS COMPENSATION		57,320	59,119	59,119	59,119	52,047	52,047	52,047	42,812
9055 DISABILITY									
F9055-850000	INSURANCE	624	650	650	661	650	650	267	650
TOTAL DISABILITY		624	650	650	661	650	650	267	650

CITY OF BEACON 2025 BUDGET

WATER FUND EXPENSE (F)		2022	2023	2023	2023	2024	2024	2024	2025
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24	
9060 HEALTH INSURANCE									
F9060-840000	HEALTH INSURANCE	378,821	366,177	366,177	441,910	421,819	421,819	266,821	395,670
F9060-840100	MEDICARE REIMBURSEMENT	10,206	10,206	10,206	9,894	9,894	9,894	5,590	11,880
F9060-840500	DENTAL INSURANCE	10,968	11,366	11,366	9,883	11,427	11,427	7,041	9,365
F9060-840600	VISION INSURANCE	1,220	1,220	1,220	1,237	1,320	1,320	924	1,180
TOTAL HEALTH INSURANCE		401,215	388,969	388,969	462,924	444,460	444,460	280,376	418,095
9710 SERIAL BONDS									
F9710-605500	2014 (2005) PRINCIPAL	150,284	157,256	157,256	157,256	160,355	160,355	160,355	-
F9710-605600	2016 PRINCIPAL	164,213	167,093	167,093	167,093	169,975	169,975	169,975	172,856
F9710-605900	2021 PRINCIPAL	117,170	120,183	120,183	120,183	124,475	124,475	124,475	125,908
F9710-705500	2014 (2005) INTEREST	13,755	7,744	7,744	7,744	4,009	4,009	4,009	-
F9710-705600	2016 INTEREST	86,689	83,376	83,376	83,376	80,005	80,005	40,852	76,577
F9710-705900	2021 INTEREST	115,421	112,751	112,751	112,751	109,998	109,998	55,699	107,181
TOTAL SERIAL BONDS		647,532	648,403	648,403	648,403	648,817	648,817	555,365	482,522
9730 BOND ANTICIPATION NOTES									
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-
F9730-707599	BAN Interest	-	-	-	-	-	-	-	163,000
TOTAL BOND ANTICIPATION NOTES		-	-	-	-	-	-	-	163,000
9950 INTERFUND TRANSFERS									
F9950-900001	INTERFUND TRANSFER			400,000	400,000				
TOTAL INTERFUND TRANSFERS		-	-	400,000	400,000	-	-	-	-
TOTAL WATER EXPENSES		3,785,282	4,018,175	4,673,396	4,076,564	4,243,011	4,274,187	2,938,009	4,318,197

CITY OF BEACON 2025 BUDGET

WATER FUND REVENUE (F)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	57,922	59,627	59,627	61,315	71,021	71,021	57,839	71,324	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	7,124	6,507	6,507	7,501	7,579	7,579	5,207	6,096	
F8310-214000	RESIDENTIAL & COMMERCIAL	1,974,655	2,079,041	2,079,041	1,956,410	2,162,203	2,162,203	1,524,955	2,227,069	
F8310-214001	CORRECTIONAL FACILITIES	1,104,763	1,192,500	1,192,500	1,034,823	1,150,000	1,150,000	603,667	1,185,000	
F8310-214002	TOWN OF FISHKILL	629,344	600,000	600,000	686,057	620,000	620,000	346,075	660,000	
F8310-214400	WATER SERVICE CHARGES	13,833	20,000	20,000	35,035	35,000	35,000	21,223	35,000	
F8310-214800	WATER PENALTY	58,306	40,000	40,000	48,960	45,000	45,000	13,764	45,000	
F8310-240100	INTEREST & EARNINGS	2,027	500	500	24,836	5,000	5,000	12,945	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	11,724	20,000	20,000	91,648	50,000	50,000	105,163	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	-	-	-	-	-	-	7,600	-	
F8310-268000	INSURANCE RECOVERIES	2,378	-	-	901	-	-	-	-	
F8310-277000	MISCELLANEOUS REVENUE				708	708	708	-	708	
TOTAL WATER ADMINISTRATION		3,862,076	4,018,175	4,018,175	3,948,194	4,146,511	4,146,511	2,698,438	4,318,197	
TOTAL WATER REVENUES		3,862,076	4,018,175	4,018,175	3,948,194	4,146,511	4,146,511	2,698,438	4,318,197	

CITY OF BEACON 2025 BUDGET

SEWER FUND EXPENSE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	2,175	20,000	20,000	-	24,000	24,000	500	24,000	
TOTAL FISCAL AGENT FEES		2,175	20,000	20,000	-	24,000	24,000	500	24,000	
1420 LAW										
G1420-450400	ATTORNEYS	49,563	52,000	52,000	48,272	52,000	52,000	33,326	54,000	
TOTAL LAW		49,563	52,000	52,000	48,272	52,000	52,000	33,326	54,000	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	2,062	4,860	4,860	4,500	4,475	4,475	557	2,230	
G1680 444100	LICENSE/PERMITS	1,641	2,570	2,570	1,578	4,316	4,316	1,407	2,996	
G1680 452003	IT CONSULTANT	3,117	5,400	5,400	2,316	9,345	9,345	891	9,450	
TOTAL TECHNOLOGY		6,820	12,830	12,830	8,394	18,136	18,136	2,855	14,676	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,730	2,908	3,027	2,636	3,053	3,053	2,102	2,635	
TOTAL MTA PAYROLL TAX		2,730	2,908	3,027	2,636	3,053	3,053	2,102	2,635	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	50,000	15,000	-	50,000	50,000	-	65,000	
G1990-400004	CONTINGENCY FUND - RETIRE	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		-	55,000	20,000	-	55,000	55,000	-	70,000	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	339,840	346,220	346,220	346,220	378,930	378,930	378,930	396,260	
TOTAL SEWER ADMINISTRATION		339,840	346,220	346,220	346,220	378,930	378,930	378,930	396,260	
8120 SANITARY SEWER										
G8120-250000	PURCHASE EQUIPMENT	-	-	-	-	10,000	10,000	-		
G8120-416000	MATERIALS & SUPPLIES	1,367	24,500	24,500	20,847	10,000	10,000	1,641	12,000	
G8120-422075	SANITARY SEWER ELECTRIC	528	524	524	249	525	525	246	525	

CITY OF BEACON 2025 BUDGET

SEWER FUND EXPENSE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	3,000	
G8120-447200	REPAIR OF EQUIPMENT	5,610	22,000	22,000	14,017	24,000	24,000	3,607	25,000	
G8120-447300	MANHOLE REPAIRS I&I								100,000	
G8120-454000	ENGINEERS	275	25,000	28,524	-	25,000	25,000	158	20,000	
TOTAL SANITARY SEWER		7,780	75,024	78,548	35,113	72,525	72,525	5,652	160,525	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	96,418	92,154	92,154	92,111	95,227	95,227	73,193	95,227	
G8130-101000	REGULAR SALARIES	638,153	671,818	670,618	602,235	692,877	692,877	496,272	715,238	
G8130-103100	TEMPORARY POSITION	-								
G8130-105000	OVERTIME	89,204	80,000	115,000	116,898	95,000	95,000	83,674	97,000	
G8130-105200	SICK LEAVE BONUS	1,800		1,200	1,200	3,311	3,311	311	1,200	
G8130-112500	MEALS	1,197	2,400	2,400	1,960	2,400	2,400	1,311	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,724	6,500	6,500	5,537	6,500	6,500	-	6,500	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	1,250	2,500	
G8130-190000	SEVERANCE/RETIREMENT PAY	14,950								
G8130-250000	PURCHASE EQUIPMENT	5,208	48,900	38,900	13,787	86,000	76,000	38,636	78,000	
G8130-410900	CHEMICALS	184,868	169,000	224,000	202,770	190,000	190,000	130,786	188,000	
G8130-410901	CARBON MEDIA	-	40,000	40,000	40,000	-	-	-		
G8130-411000	CLEANING SUPPLIES	-	2,200	2,200	-	2,200	2,200	-	500	
G8130-412680	GAS/OIL FOR HEAT	10,436	8,237	8,237	8,730	8,100	8,100	3,850	8,100	
G8130-412802	FLOWERS & LANDSCAPING					2,000	2,000	-	2,000	
G8130-413000	GAS & DIESEL	5,190	4,628	4,628	5,850	4,905	4,905	3,885	4,736	
G8130-414500	LAB SUPPLIES	5,637	10,000	10,000	4,362	10,000	10,000	972	4,800	
G8130-415400	TOOLS	-	2,000	2,000	1,846	5,000	5,000	3,664	4,900	
G8130-416000	MATERIALS & SUPPLIES	12,101	10,000	20,000	12,298	14,000	23,685	8,695	13,000	
G8130-416300	PAINTS	-	500	100	-	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	1,557	7,000	7,400	2,390	7,000	7,000	-	9,550	
G8130-417700	SANITARY AND PAPER SUPPLI	-	7,000	7,000	1,077	7,000	7,315	1,729	5,040	
G8130-422065	WPC ELECTRIC	317,797	204,383	204,383	139,894	235,000	235,000	189,944	235,000	
G8130-423000	TELEPHONES	3,536	3,400	3,400	3,782	4,500	4,500	3,457	4,500	
G8130-423001	CELL PHONES	330	1,188	1,188	1,185	1,572	1,572	1,277	1,572	
G8130-441300	CHEMICAL ANALYSIS/LAB WOF	22,857	29,500	37,000	34,232	42,000	42,000	23,530	41,000	

CITY OF BEACON 2025 BUDGET

SEWER FUND EXPENSE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
G8130-441500	SOFTWARE & SUPPORT	31,695	8,000	8,000	6,540	10,000	10,000	5,540	11,300	
G8130-443200	TRAINING	560	10,000	2,950	-	10,000	10,000	362	2,000	
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	15,809	16,000	16,000	-	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	7,856	37,369	37,369	19,569	40,000	40,000	11,074	45,000	
G8130-446006	PRINTING BILLS	1,621	1,500	1,500	1,685	3,000	3,000	-	1,800	
G8130-446600	REFUSE REMOVAL	719,992	750,000	751,640	613,719	710,000	710,000	410,173	732,870	
G8130-447200	REPAIR OF EQUIPMENT	147,614	210,000	214,257	104,057	240,000	240,000	133,579	160,000	
G8130-447211	PROJECTS	28,629	20,000	20,000	-	20,000	20,000	1,808	20,000	
G8130-447300	REPAIR OF REAL PROPERTY	2,738	5,000	5,000	2,200	5,000	6,076	6,076	5,000	
G8130-454000	ENGINEERS	8,000	70,000	73,290	16,324	70,000	68,924	474	50,000	
G8130-462000	TRAVEL	2	1,500	1,500	-	1,500	1,500	5	500	
G8130-465000	POSTAGE	4,677	4,200	4,200	5,165	4,200	4,200	4,346	5,400	
G8130-820000	SOCIAL SECURITY	61,427	65,436	68,113	59,301	68,683	68,683	47,285	70,354	
TOTAL WATER POLLUTION CONTROL		2,449,774	2,602,313	2,704,627	2,139,013	2,715,975	2,715,975	1,687,158	2,641,087	

CITY OF BEACON 2025 BUDGET

SEWER FUND EXPENSE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	99,559	110,979	110,979	105,299	140,801	140,801	-	162,584	
TOTAL EMPLOYEES RETIREMENT SYSTEM		99,559	110,979	110,979	105,299	140,801	140,801	-	162,584	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	43,684	39,856	39,856	39,856	39,242	39,242	39,242	31,004	
TOTAL WORKERS COMPENSATION		43,684	39,856	39,856	39,856	39,242	39,242	39,242	31,004	
9055 DISABILITY										
G9055-850000	INSURANCE	592	600	600	628	600	600	233	600	
TOTAL DISABILITY		592	600	600	628	600	600	233	600	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	477,020	400,407	400,407	552,627	383,790	383,790	297,705	406,244	
G9060-840100	MEDICARE REIMBURSEMENT	27,384	21,228	21,228	18,731	17,412	17,412	12,928	24,982	
G9060-840500	DENTAL INSURANCE	9,979	16,780	16,780	5,922	8,704	8,704	5,823	10,036	
G9060-840600	VISION INSURANCE	1,432	1,400	1,400	1,274	1,240	1,240	1,099	1,481	
TOTAL HEALTH INSURANCE		515,815	439,815	439,815	578,554	411,146	411,146	317,555	442,743	

CITY OF BEACON 2025 BUDGET

SEWER FUND EXPENSE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	133,252	139,434	139,434	139,434	142,181	142,181	142,181	-	
G9710-605600	2016 PRINCIPAL	276,928	281,785	281,785	281,785	286,644	286,644	286,644	291,502	
G9710-605700	2018 PRINCIPAL	128,146	131,946	131,946	131,946	135,742	135,742	135,742	140,487	
G9710-605900	2021 PRINCIPAL	292,299	299,817	299,817	299,817	310,525	310,525	310,525	314,092	
G9710-705500	2014 (2005) INTEREST	12,196	6,866	6,866	6,866	3,555	3,555	3,555	-	
G9710-705600	2016 INTEREST	146,191	140,604	140,604	140,604	134,920	134,920	68,893	129,139	
G9710-705700	2018 INTEREST	102,012	98,110	98,110	98,110	94,095	94,095	48,066	89,952	
G9710-705900	2021 INTEREST	287,936	281,275	281,275	281,275	274,408	274,408	138,951	267,381	
TOTAL SERIAL BONDS		1,378,960	1,379,837	1,379,837	1,379,837	1,382,070	1,382,070	1,134,557	1,232,553	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest								180,000	
TOTAL BOND ANTICIPATION NOTES		-	-	-	-	-	-	-	180,000	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	-	-	390,000	390,000	-	-	-	-	
TOTAL INTERFUND TRANSFERS		-	-	390,000	390,000	-	-	-	-	
TOTAL SEWER EXPENSES		4,897,292	5,137,382	5,598,340	5,073,822	5,293,477	5,293,477	3,602,110	5,412,667	

CITY OF BEACON 2025 BUDGET

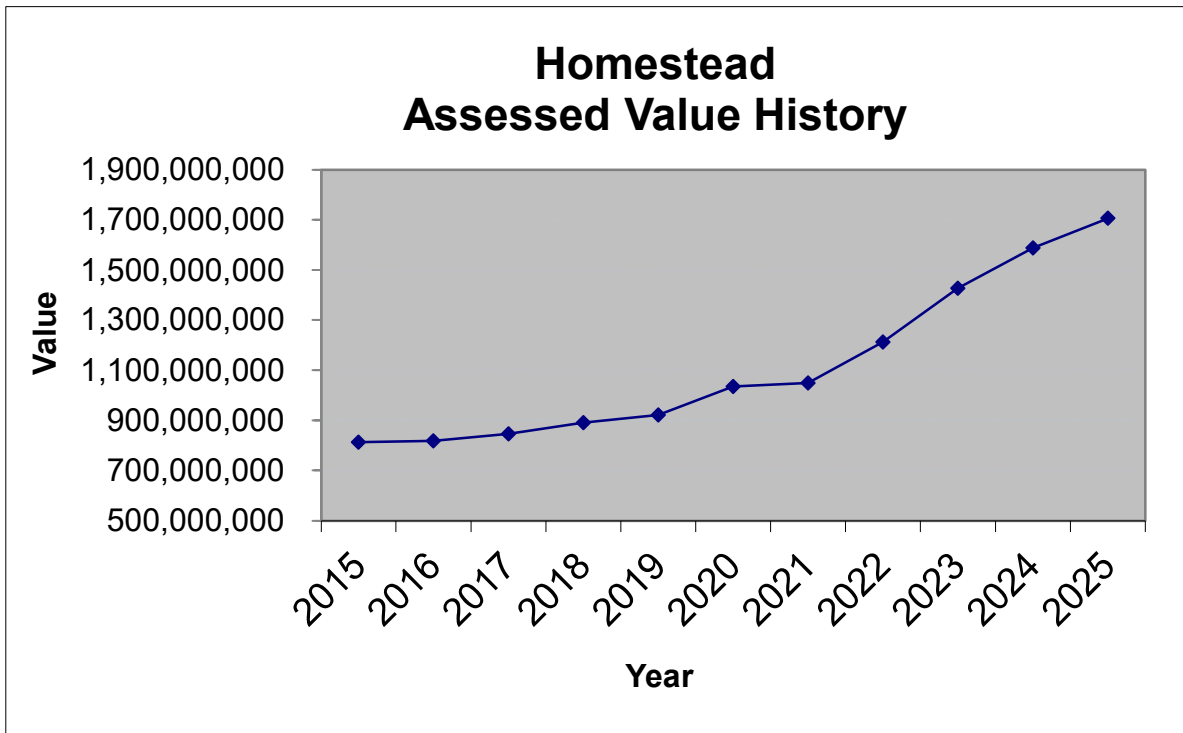
SEWER FUND REVENUE (G)		2022	2023	2023	2023	2024	2024	2024	2025	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/22		12/31/23	12/31/23		10/04/24	10/04/24		
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMENT	41,541	46,212	46,212	42,461	42,889	42,889	34,219	47,171	
G8110-126001	DENTAL INSURANCE REIMBURSEMENT	9,369	14,442	14,442	8,659	8,704	8,704	9,305	13,355	
G8110-212000	SEWER RENTS	1,172,895	1,265,928	1,265,928	1,194,630	1,341,884	1,341,884	952,038	1,382,141	
G8110-212001	CORRECTIONAL FACILITY	884,567	832,500	832,500	735,965	832,500	832,500	379,822	758,000	
G8110-212003	TOWN OF FISHKILL	1,347,080	1,150,000	1,150,000	1,532,647	1,234,000	1,234,000	834,430	1,420,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	322			468			403		
G8110-212008	DUTCHESS STADIUM SEWER	4,605	1,500	1,500	3,082	1,500	1,500	7,336	5,000	
G8110-212009	DC TRANSPORT CENTER SEWER	128			337			134		
G8110-212800	SEWER PENALTY	6,121	8,000	8,000	5,155	6,000	6,000	3,768	6,000	
G8110-240100	INTEREST & EARNINGS	3,779	500	500	43,666	10,000	10,000	22,871	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	2,928	3,300	3,300	100,668	45,000	45,000	128,023	75,000	
G8110-265000	SALE OF SCRAP	278								
G8110-277000	MISCELLANEOUS REVENUE				250					
TOTAL SEWER ADMINISTRATION		3,473,613	3,322,382	3,322,382	3,667,988	3,522,477	3,522,477	2,372,349	3,719,667	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	147,750	149,000	149,000	169,510	161,000	161,000	40,993	59,000	
G8130-212204	HAULER FEES BILLED MONTHLY	1,613,860	1,666,000	1,666,000	1,454,577	1,610,000	1,610,000	1,256,077	1,634,000	
TOTAL WATER POLLUTION CONTROL		1,761,610	1,815,000	1,815,000	1,624,087	1,771,000	1,771,000	1,297,070	1,693,000	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	-	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS										
TOTAL SEWER REVENUES		5,235,223	5,137,382	5,137,382	5,292,075	5,293,477	5,293,477	3,669,419	5,412,667	

CITY OF BEACON
TAX CAP CALCULATION
2025

	Proposed 2025 Budget	Allowable 2025 Budget
Prior year tax levy	12,757,008	12,757,008
Tax base growth factor % (increase in tax base)	1.88%	1.88%
	12,996,840	12,996,840
Add: Prior Year PILOTS	347,000	347,000
	13,343,840	13,343,840
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	13,610,717	13,610,717
Less: Current year PILOTS	(337,000)	(337,000)
Tax Levy limit	13,273,717	13,273,717
Available carry over from prior year (used)	198,083	198,083
Tax Levy limit before Exlcusions	13,471,800	13,471,800
Add: Exclusions	30,789	30,789
Tax levy limit	13,502,589	13,502,589
Use of fund balance	-	-
Available carry over to next year	(202,539)	-
Loss of available carry over to next year	(52,999)	-
Actual Tax levied	13,247,051	13,502,589
Dollar growth	490,043	745,581
Effective tax levy increase %	3.84%	5.84%

**CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2015-2025**

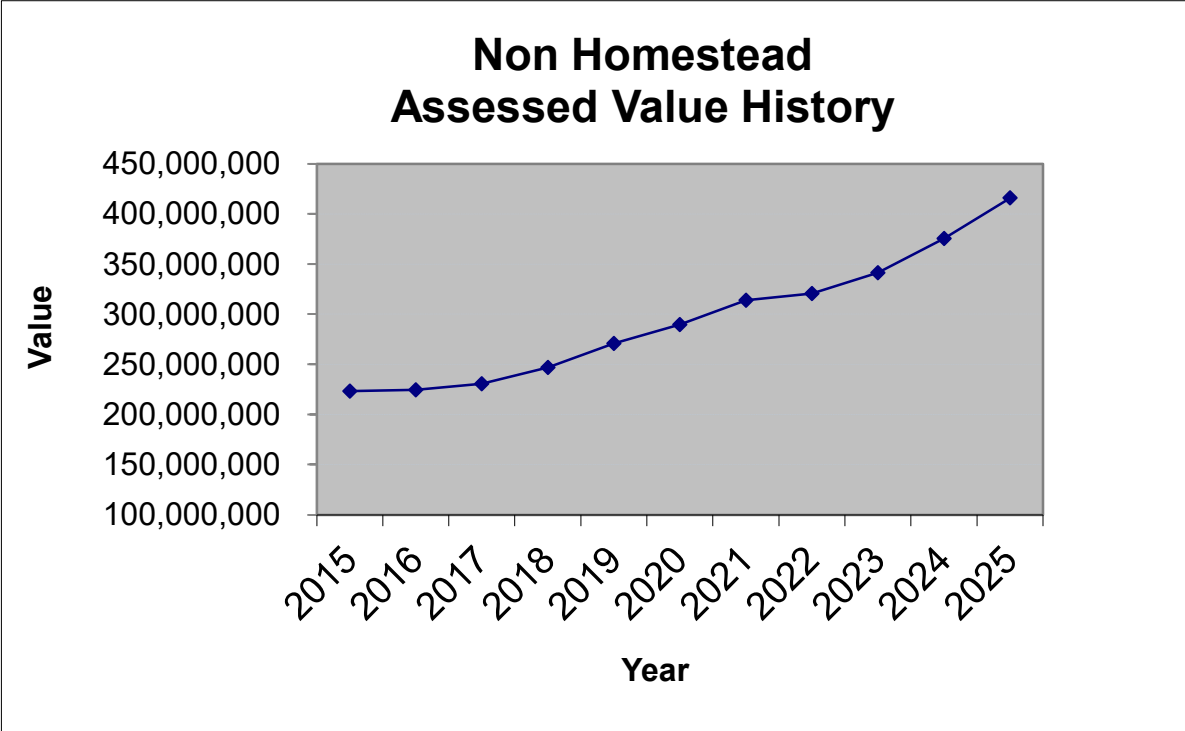
YEAR	VALUE
2015	813,005,888
2016	817,959,464
2017	846,174,024
2018	890,121,552
2019	921,272,380
2020	1,035,407,247
2021	1,049,204,857
2022	1,212,207,405
2023	1,426,130,810
2024	1,587,292,505
2025	1,705,643,304 as of 10/4/24



**CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2015-2025**

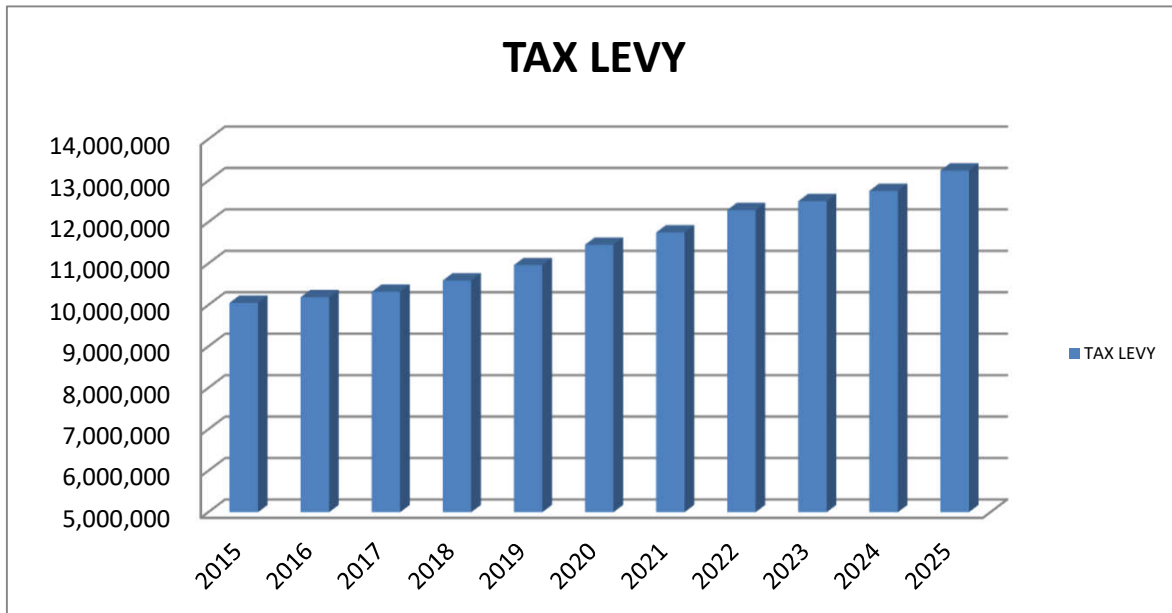
Tax YEAR	VALUE
2015	223,226,443
2016	224,589,575
2017	230,385,626
2018	246,894,305
2019	270,710,226
2020	289,494,865
2021	313,815,987
2022	320,365,120
2023	341,303,420
2024	375,359,513
2025	415,794,001

as of 10/4/24



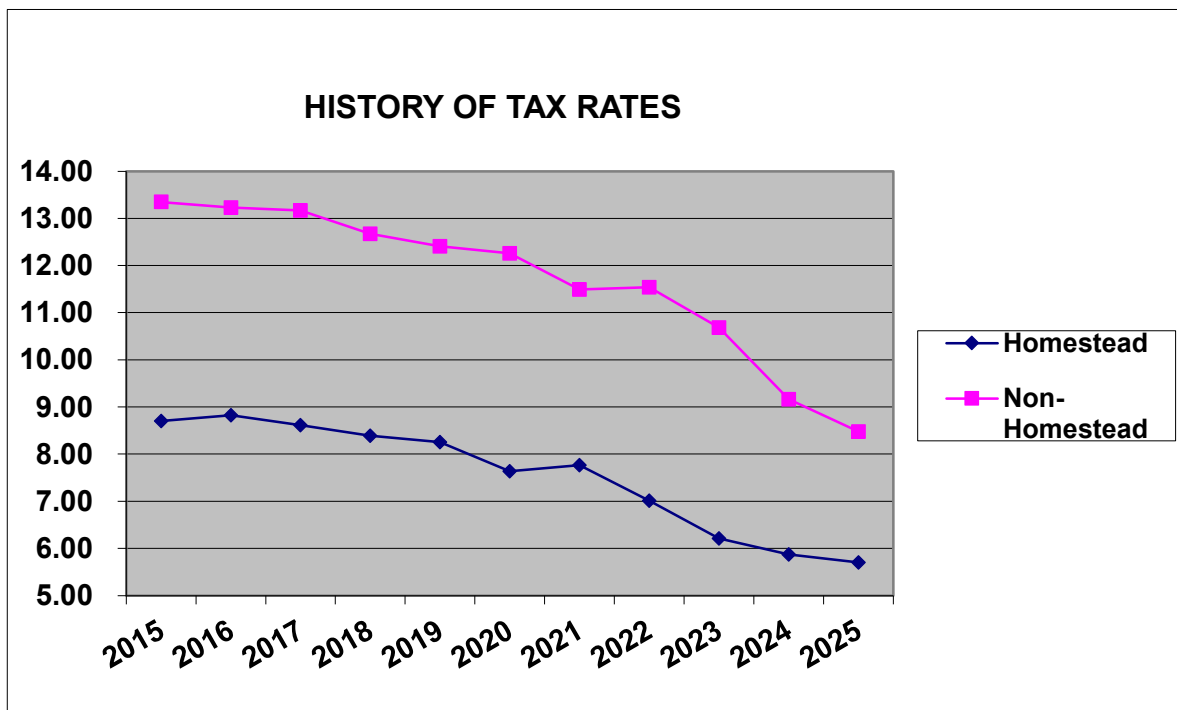
**CITY OF BEACON
TAX LEVY
HISTORY
2015-2025**

YEAR	LEVY AMOUNT	FUND BALANCE TO OFFSET LEVY
2015	10,054,918	500,000
2016	10,188,230	400,000
2017	10,319,219	247,500
2018	10,593,191	162,980
2019	10,964,181	148,317
2020	11,455,743	379,842
2021	11,751,122	2,273,843
2022	12,293,218	585,000
2023	12,507,397	200,000
2024	12,757,008	253,100
Proposed 2025	13,247,051	-



CITY OF BEACON HISTORY OF TAX RATES 2015-2025

Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2015	8.70	2015	13.35
2016	8.82	2016	13.23
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
Proposed 2025	5.70	2024	8.48



NUMBER OF EMPLOYEES PER DEPARTMENT

Department												Budget to Budget Change
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Administrator	2.0	2.0	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	-
City Clerk	1.0	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	-
Highway	15.0	15.0	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	34.0	34.0	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	-
Police Office	2.5	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	1.5	1.5	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	-
Recycle	3.0	3.0	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	8.0	10.0	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	-
Totals	111.5	114.0	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	-



CITY OF BEACON

PROPOSED 2025 BUDGET

OCTOBER 7, 2024

BUDGET TIMELINE



- October 7: Proposed Budget Message Summary Presentation
- October 15: Non-Department Line Items Highway, Water, and Sewer Depts.
- October 21: Set Public Hearing
- October 28: Police, Fire, and Recreation Depts.
- November 4: Public Hearing
- December 16: Final Day for Budget Adoption

PROPOSED 2025 BUDGET OVERVIEW

- The proposed operating budget includes the general fund, water fund, and sewer fund. It does not include capital budget items.
- The proposed spending plan totals \$35.9 Million
 - \$26.2 Million in the General Fund (Increase of 3.1% from 2024)
 - \$5.4 Million in the Sewer Fund (Increase of 2.3% from 2024)
 - \$4.3 Million in the Water Fund (Increase of 1.8% from 2024)
- The budget proposes to decrease property tax rates and modestly increase water and sewer rates 3% each.
- Average homes will see an estimated 2.9% tax increase, and commercial properties will see a 7.4% decrease based on Adjusted Rate Proportions. The tax impact has been mitigated by the addition to the tax rolls of approximately \$37 Million in new or improved properties.



SIGNIFICANT ITEMS

- The modest budget increases are related primarily to employee salaries and retirement increases. The proposed budget proposes no new full-time positions but increases hours for a temporary position to digitize archived documents (in HR Budget).
- The budget does not propose any use of the City's Fund Balance. For comparison, the 2023 and 2024 budgets appropriated \$200k and \$253k, respectively.
- The largest year-over-year increases are in Police Overtime (\$203k), Retirement (\$351k for ERS, Fire, and Police), Contingency (\$157k), and Insurance (\$55k). Despite these increases, the proposed budget is \$255k under the State Tax Cap.

SIGNIFICANT ITEMS- CONT.

- The budget reduces Law-Property Settlements by \$80k and eliminates \$20k for Community Investment Grant and \$30k from Planning Studies.
- On the revenue side, the Sales Tax is increased from \$5.8 to \$6.1 million, a result of the Sales Tax Agreement negotiated by the Mayor in 2022. The budget also cautiously projects \$60k for the new hotel occupancy tax.
- The City has \$750k less in Bond Payments due to the retirement of debt issued in 2005 and 2014; however, the proposed budget includes \$416k in new BAN (“Bond Anticipation Notes”) payments to cover the Firehouse and other recent Capital projects.

PROPOSED 2025 BUDGET SUMMARY

	General Fund	Water Fund 3% Increase	Sewer Fund 3% Increase
Appropriations	\$26,202,891	\$4,318,197	\$5,412,667
Total Revenue	\$12,955,840	\$4,318,197	\$5,412,667
Balance of Appropriations	\$13,247,051	-	-
Appropriated Fund Balance	\$-0-	\$-0-	\$-0-
Allowable Levy at Tax Cap	\$13,502,589		

For 2025 the Tax Cap is allowed to increase 5.84%. An allowable increase of \$745,581.

The proposed 2025 budget is \$255,538 below the tax cap, increasing the levy only \$490,043 which is a levy increase of 3.84%.

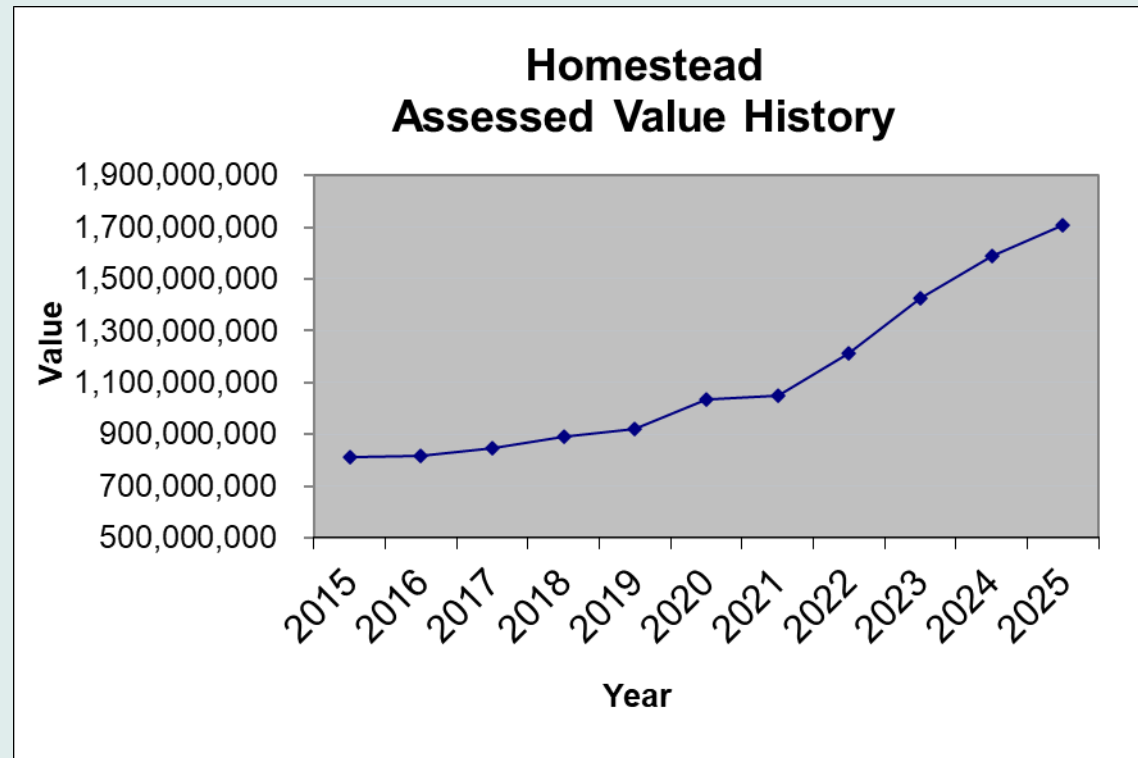
The cap is on the tax levy, not the tax rate.

PROPOSED 2025 BUDGET SUMMARY

	Homestead	Non-Homestead	Totals
Tax Levy Distribution	\$9,721,127	\$3,525,924	\$13,247,051
Base Proportion	73.383330	26.616670	100.00
2025 Tax Rate	5.699394	8.479978	
2024 Tax Rate	5.870653	9.160724	
Tax Rate Percentage Decrease	-2.9172%	-7.4311%	
10/04/24- Tentative Roll	\$1,705,642,304	\$415,794,001	\$2,121,436,305
11/28/23 – Final Roll	\$1,587,292,505	\$375,359,513	\$1,962,652,018
Assessment Percentage Increase	7.46%	10.77%	8.09%
Assessment Base Increase	\$118,349,799	\$40,434,488	\$158,784,287

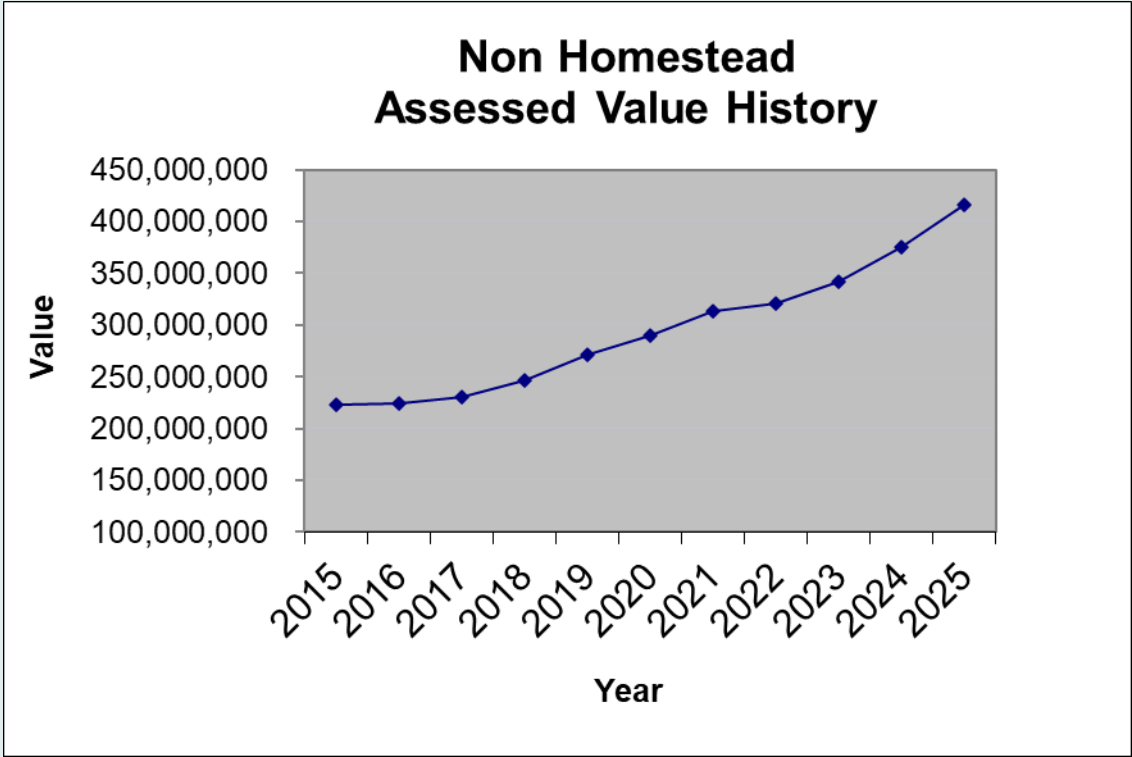
HOMESTEAD ASSESSMENTS 2015-2025

Year	Value	
2015	\$813,005,888	
2016	\$817,959,464	
2017	\$846,174,024	
2018	\$890,121,552	
2019	\$921,272,380	
2020	\$1,035,407,247	
2021	\$1,049,204,857	
2022	\$1,212,207,405	
2023	\$1,426,130,810	
2024	\$1,587,292,505	
2025	\$1,705,642,304	As of 10/04/24



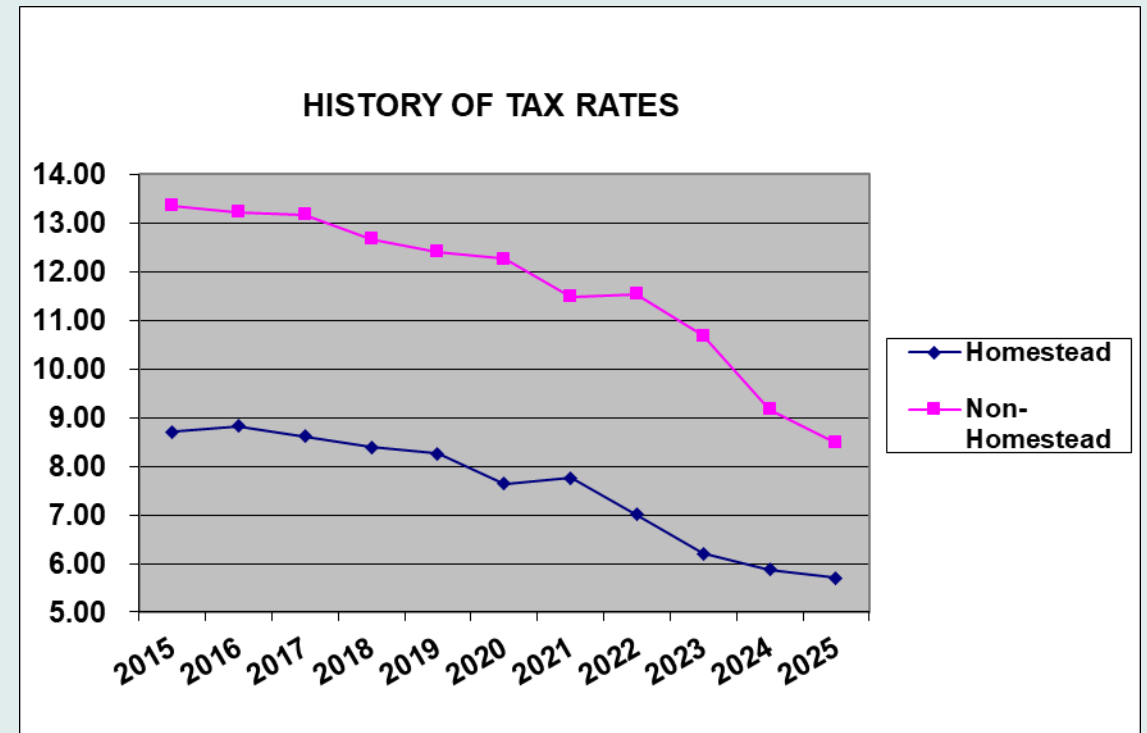
NON-HOMESTEAD ASSESSMENTS 2015-2025

Year	Value	
2015	\$223,226,443	
2016	\$224,589,575	
2017	\$230,385,626	
2018	\$246,894,305	
2019	\$270,710,226	
2020	\$289,494,865	
2021	\$313,815,987	
2022	\$320,365,120	
2023	\$341,303,420	
2024	\$375,359,513	
2025	\$415,794,001	As of 10/04/24



TAX RATE HISTORY 2015-2025

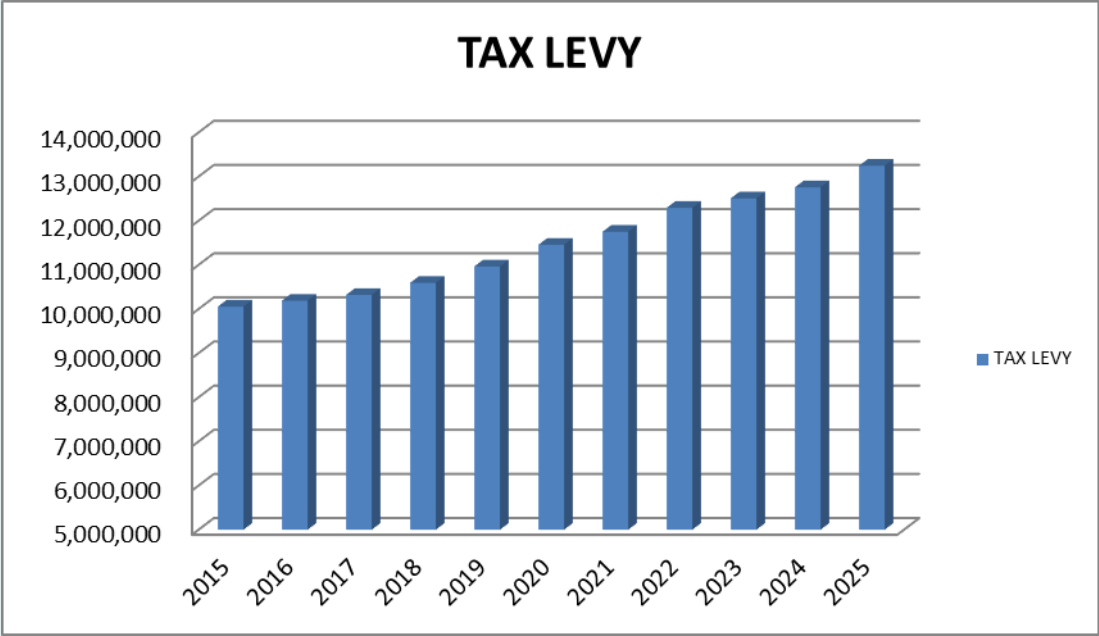
Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2015	8.70	2015	13.35
2016	8.82	2016	13.23
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
*2025	5.70	*2025	8.48



*Proposed

TAX LEVY/ FUND BALANCE USE 2015-2025

Year	Levy Amount	Fund Balance to Offset Levy
2015	\$10,054,918	\$500,000
2016	\$10,188,230	\$400,000
2017	\$10,319,219	\$247,500
2018	\$10,593,191	\$162,980
2019	\$10,964,181	\$148,317
2020	\$11,455,743	\$379,842
2021	\$11,751,122	\$2,273,843
2022	\$12,293,218	\$585,000
2023	\$12,507,397	\$200,000
2024	\$12,757,008	\$253,100
*2025	\$13,247,051	\$-0-



*Proposed

CALCULATION OF TAX RATES

	Homestead	Non-Homestead	Totals
Amount to be raised by Taxes “LEVY”	13,247,051	13,247,051	
Base Proportion Percentage*	0.7338333	0.2661667	1.000000
Tax Levy Proportioned (Levy x Base proportion)	9,721,127	3,525,924	13,247,051
Assessed Values*	1,705,642,304	415,794,001	2,121,436,305
2025 Proposed Rate (Per \$1,000)	5.699394	8.479978	
2024 Rate (per \$1,000)	5.870653	9.160724	
2025 Percentage Decrease/Increase (2025 Rate – 2024 Rate/2024 Rate)	-2.9172%	-7.4311%	
Tax Bill Example:			
Assessed Value of property example	500,000	500,000	
2025 City Tax Bill (Assessed Value/1,000 x Tax Rate)	2,849.70	4,239.99	

*Amounts determined by the New York State Office of Real Property Taxes. Currently, in draft form.

SAMPLE HOMESTEAD TAX BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2024	\$500,000	5.870653	\$2,935.33
2025	\$530,000*	5.699394	\$3,020.68
NET \$ INCREASE			\$85.35
NET % INCREASE			2.91%
*6% Assessment increase			

SAMPLE NONHOMESTEAD TAX BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2024	\$500,000	9.160724	\$4,580.36
2025	\$500,000	8.479978	\$4,239.99
NET \$ DECREASE			\$340.37
NET % DECREASE			7.43%

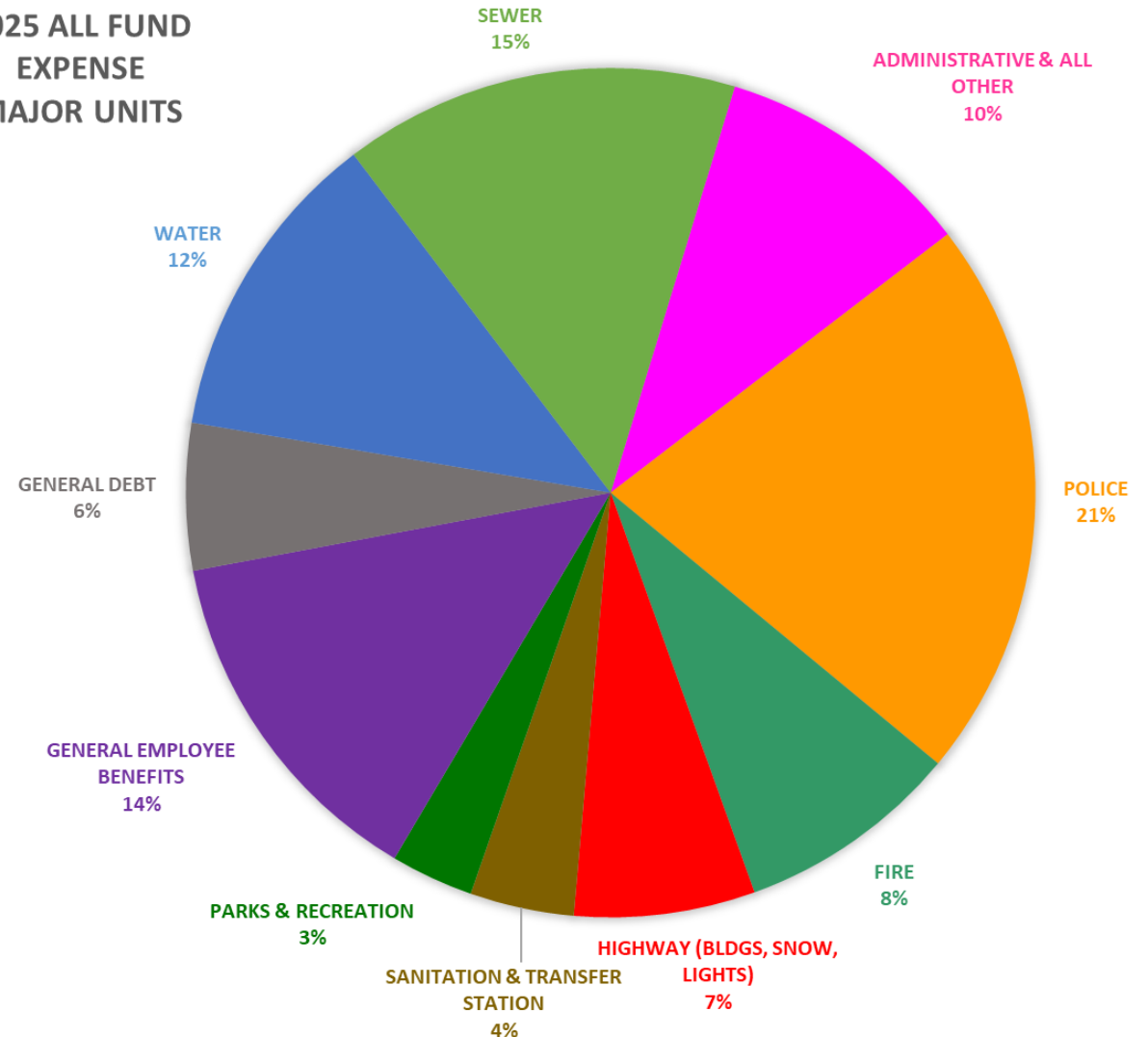
EMPLOYEES BY DEPARTMENT 2015-2025

NUMBER OF EMPLOYEES PER DEPARTMENT												Budget to Budget Change
Department	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Administrator	2.0	2.0	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	-
City Clerk	1.0	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	-
Highway	15.0	15.0	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	34.0	34.0	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	-
Police Office	2.5	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	1.5	1.5	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	-
Recycle	3.0	3.0	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	8.0	10.0	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	-
Totals	111.5	114.0	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	-

EXPENDITURE BREAKDOWN

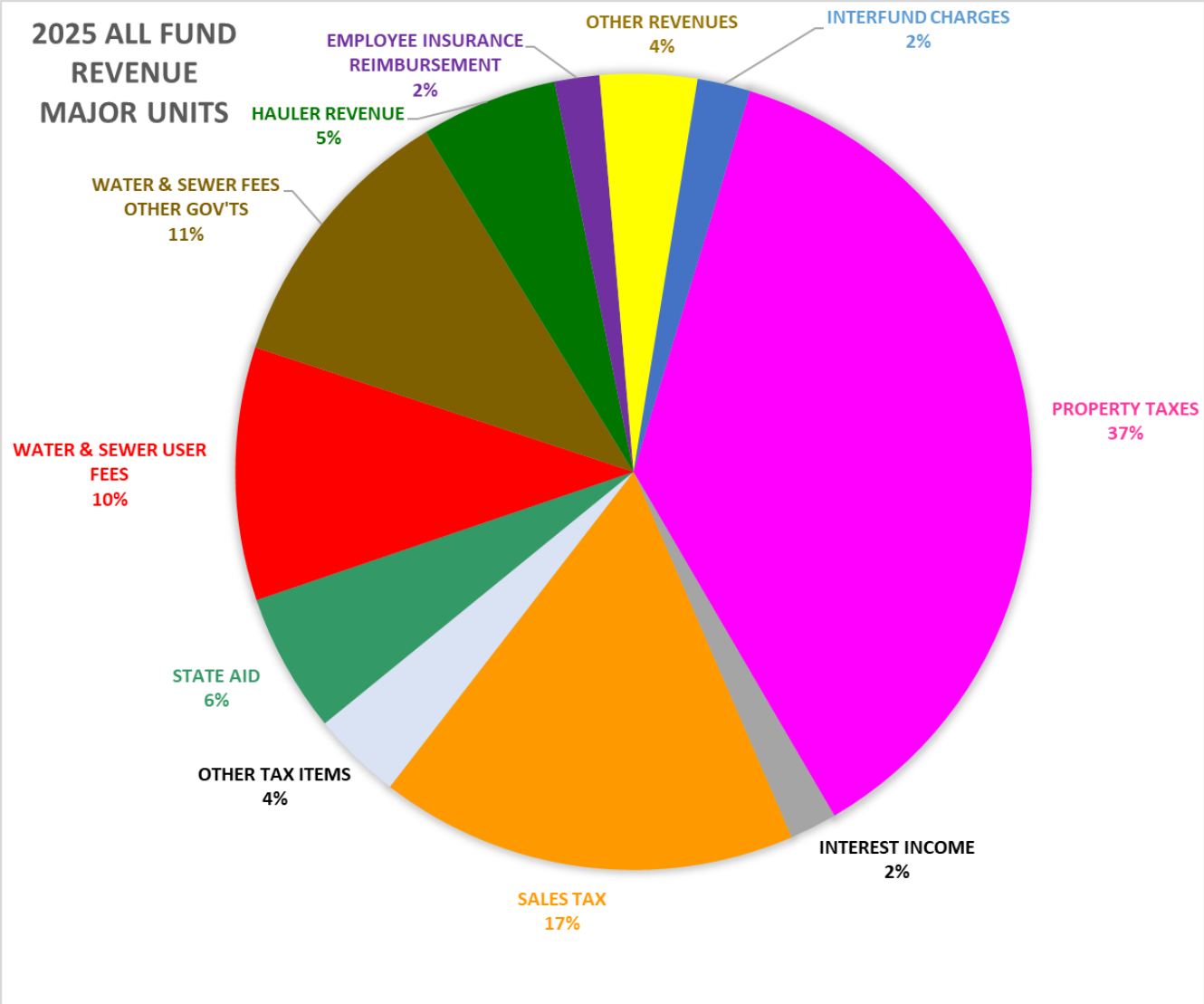
ADMINISTRATIVE & ALL OTHER	3,543,583
POLICE	7,695,690
FIRE	3,054,181
HIGHWAY (BLDGS, SNOW, LIGHTS)	2,474,744
SANITATION & TRANSFER STATION	1,422,339
PARKS & RECREATION	1,132,589
GENERAL EMPLOYEE BENEFITS	4,871,914
GENERAL DEBT	2,007,851
WATER	4,318,197
SEWER	5,412,667
TOTAL	35,933,755

2025 ALL FUND
EXPENSE
MAJOR UNITS



REVENUE BREAKDOWN

PROPERTY TAXES	13,247,051
INTEREST INCOME	688,100
SALES TAX	6,100,000
OTHER TAX ITEMS	1,307,500
STATE AID	2,034,101
WATER & SEWER USER FEES	3,695,210
WATER & SEWER FEES OTHER GOV'TS	4,028,000
HAULER REVENUE	1,992,000
EMPLOYEE INSURANCE REIMBURSEMENT	653,823
OTHER REVENUES	1,417,070
INTERFUND CHARGES	770,900
TOTAL	35,933,755





THANK YOU

Christopher White, City Administrator

cwhite@beaconny.gov

CITY OF BEACON

Finance Department
Susan K. Tucker CPA, Director of Finance
One Municipal Plaza
Beacon, New York 12508
845-838-5006 - Office
845-838-5026 - Fax



www.beaconny.gov

October 15, 2024

City Council
One Municipal Plaza
Beacon, New York 12508

Tonight, we are discussing some of the largest expenses of the City that fall into non-departmental categories.

For your convenience, I have listed the items to be discussed below and corresponding page numbers in the General Fund budget, department code and description of what we will be discussing.

1. Gas & Diesel – Across all departments
2. pg. 9 1910 Liability Insurance (no handout)
3. pg. 25 9010 Retirement - General (Police and Fire within ‘ departmental lines)
4. pg. 25 9040 Workers Compensation (no handout)
5. pg. 25 9060 Health Insurance
6. pg. 26 9710 Serial Bonds
7. pg. 26 9730 Bond Anticipation Notes

Sincerely,

Susan K. Tucker CPA
Director of Finance

CITY OF BEACON
MAJOR NON-DEPARTMENTAL COSTS
COST AND PERCENTAGE OF THE WHOLE FUND

	GENERAL		WATER		SEWER	
TOTAL APPROPRIATIONS	26,202,891		4,318,197		5,412,667	
GAS & DIESEL	164,535	0.63%	29,158	0.68%	4,736	0.09%
LIABILITY INSURANCE	434,916	1.66%	90,882	2.10%	90,882	1.68%
NYS PENSION	2,515,047	9.60%	126,839	2.94%	162,584	3.00%
WORKERS COMPENSATION	301,790	1.15%	42,812	0.99%	31,004	0.57%
DEBT SERVICE	2,007,851	7.66%	645,522	14.95%	1,412,553	26.10%
HEALTH INSURANCE	4,057,819	15.49%	418,095	9.68%	442,743	8.18%
TOTAL	9,481,958	36.19%	1,353,308	31.34%	2,144,502	39.62%

CITY OF BEACON GAS AND DIESEL 2025 BUDGET

GAS						U.S. ENERGY SHORT-TERM		
	Average Gallons of Fuel Per Month				Estimate	OUTLOOK AVERAGE		
	2021	2022	2023	2024	2025	\$ 3.18	\$ 3.28	\$ 3.38
HIGHWAY	574	772	705	680	683	26,051	26,870	27,690
PARK	178	122	99	105	126	4,809	4,961	5,112
TRANSFER	109	83	75	36	76	2,898	2,989	3,080
WATER	592	525	490	500	527	20,102	20,734	21,366
WWTP	105	98	119	84	101	3,868	3,990	4,112
BUILDING	52	46	44	64	52	1,966	2,027	2,089
ADMIN	-			-	-	-	-	-
POLICE	957	913	931	839	910	34,728	35,820	36,912
FIRE	155	173	166	200	173	6,618	6,826	7,034
RECREATION	12	8	14	4	10	363	375	386
GARAGE	14	13	18	17	15	591	610	628
BVAC	139	240	334	382	274	10,445	10,773	11,101
Totals	2,886	2,994	2,995	2,911	2,947	\$ 112,439	\$ 115,974	\$ 119,510
DIESEL								
	Average Gallons of Fuel Per Month				Estimate			
	2021	2022	2023	2024	2025	\$ 3.63	\$ 3.73	\$ 3.83
HIGHWAY	674	833	695	623	706	30,763	31,610	32,458
PARK	48	40	28	32	37	1,619	1,664	1,709
RECYCLING	364	321	256	249	297	12,954	13,311	13,668
WATER	193	165	176	218	188	8,198	8,424	8,650
WWTP	34	10	10	13	17	726	746	766
FIRE	442	388	409	406	411	17,919	18,412	18,906
GARAGE	62	46	31	33	43	1,870	1,922	1,973
BVAC	245	123	111	89	142	6,194	6,365	6,536
Totals	2,063	1,927	1,716	1,663	1,842	\$ 80,244	\$ 82,454	\$ 84,665

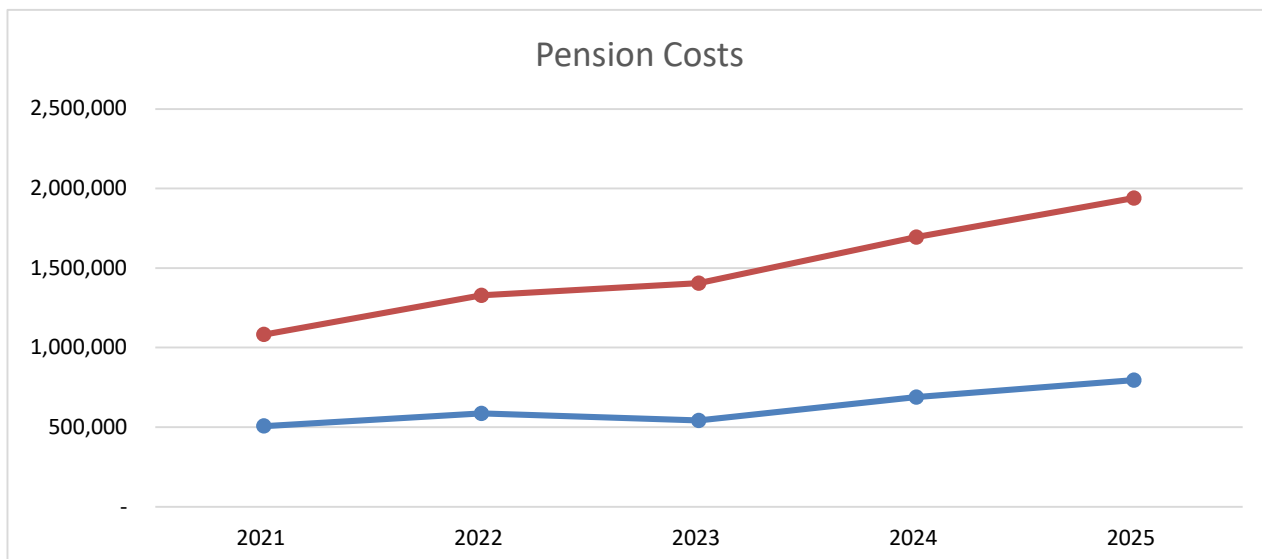
CITY OF BEACON

PENSION COST SUMMARY

Based on OSC projected cost as of 9/10/24

2025 budget over 2024				
YEAR	2024	2025	\$ increase	% increase
ERS	688,855	795,428	106,573	15.47%
PFRS	1,694,271	1,939,968	245,697	14.50%
Total	2,383,126	2,735,396	352,270	14.78%

Allocation			Salary allocation	2024 Budget	2025 Budget	\$ Increase/ (Decrease)	% Increase/ (Decrease)
General	ERS	63.61%		438,209	506,005	67,796	15.47%
	Police			1,275,229	1,414,142	138,913	10.89%
	Fire			419,043	525,826	106,783	25.48%
	Total			2,132,481	2,445,973	313,492	14.70%
Water	ERS	15.95%		109,845	126,839	16,994	15.47%
Sewer	ERS	20.44%		140,801	162,584	21,783	15.47%
			100.00%			352,269	



2025 BUDGET SUMMARY

HEALTH/DENTAL/VISION INSURANCE

	GENERAL	WATER	SEWER	TOTAL
RETIREEES EMPIRE (95)	1,642,628	84,518	170,387	1,897,534
RETIREEES NYSHIP (27)	401,382	-	-	401,382
RETIREEE MEDICARE REIMBURSE	187,221	11,880	24,982	224,083
ACTIVES HEALTH (93)	1,728,455	311,152	235,857	2,275,463
Gross Health Cost	3,959,687	407,550	431,226	4,798,462
	82.52%	8.49%	8.99%	100.00%
RETIREEES REIMBURSE	112,360	9,094	-	121,454
ACTIVES REIMBURSE	345,691	62,230	47,171	455,093
Gross Reimbursement	458,051	71,324	47,171	576,546
	79.45%	12.37%	8.18%	100.00%
				-
Net Health Cost - RETIREEES	2,118,872	87,304	195,369	2,401,545
Net Health Cost - ACTIVES	1,382,764	248,921	188,685	1,820,371
Net Health Cost - ALL	3,501,636	336,225	384,055	4,221,916
	82.94%	7.96%	9.10%	100.00%

RETIREEE DENTAL -PREMIUM	3,379	119	771	4,268
ACTIVES DENTAL - PREMIUM	4,861	474	534	5,869
CLAIMS Cost	75,229	8,772	8,732	92,733
Gross Dental Cost	83,469	9,365	10,036	102,870
	81.14%	9.10%	9.76%	100.00%
				-
RETIREEES REIMBURSE	33,945	1,429	7,878	43,252
ACTIVES REIMBURSE	23,881	4,667	5,477	34,025
Gross Reimbursement	57,826	6,096	13,355	77,278
	74.83%	7.89%	17.28%	100.00%
				-
Net Dental Cost - RETIREEES	(30,566)	(1,311)	(7,107)	(38,984)
Net Dental Cost - ACTIVES	(19,020)	(4,193)	(4,944)	(28,156)
CLAIMS Cost	75,229	8,772	8,732	92,733
Net Dental Cost - ALL	25,643	3,268	(3,319)	25,592
	100.20%	12.77%	-12.97%	100.00%

	GENERAL	WATER	SEWER	TOTAL
RETIREEES VISION	5,562	360	700	6,622
ACTIVES VISION	6,062	820	780	7,663
Gross VISION Cost	11,624	1,180	1,481	14,285
	81.37%	8.26%	10.37%	100.00%
				-
RETIREEES REIMBURSE				-
ACTIVES REIMBURSE				-
Gross Reimbursement	-	-	-	-
				-
Net Vision Cost - RETIREES	5,562	360	700	6,622
Net Vision Cost - ACTIVES	6,062	820	780	7,663
Net Vision Cost - ALL	11,624	1,180	1,481	14,285

GRAND TOTAL	GENERAL	WATER	SEWER	TOTAL
Cost	4,054,780	418,095	442,743	4,915,617
Reimbursed	515,877	77,421	60,526	653,824
Net	3,538,903	340,674	382,217	4,261,793
	83.04%	7.99%	8.97%	100.00%

CITY OF BEACON

LONG TERM DEBT 2025

	ISSUANCE YEAR	PRINCIPAL OUTSTANDING	INTEREST PAYMENTS	TOTAL PAYMENTS	PAYOFF YEAR
GENERAL FUND					
	2016	2,391,818	532,007	2,923,825	2039
	2018	12,204,929	3,522,108	15,727,037	2040
	2021	4,055,000	461,150	4,516,150	2035
TOTAL GENERAL FUND		18,651,747	4,515,266	23,167,013	
WATER FUND					
	2016	3,048,025	677,964	3,725,989	2039
	2021	4,728,640	1,640,665	6,369,305	2051
TOTAL WATER FUND		7,776,665	2,318,629	10,095,294	
SEWER FUND					
	2016	5,140,157	1,143,314	6,283,471	2039
	2018	2,860,072	825,362	3,685,434	2040
	2021	11,796,360	4,092,904	15,889,264	2051
TOTAL SEWER FUND		19,796,589	6,061,580	25,858,169	
GRAND TOTAL		46,225,001	12,895,474	59,120,475	

CITY OF BEACON
Authorized and Unissued Debt

<u>Date</u> <u>Authorized</u>	<u>Purpose</u>	<u>A&U</u> <u>as of 9/30/24</u>	<u>TO BE</u> <u>ISSUED</u> <u>BAN</u> <u>2024</u>
10/21/2013	Various Purpose	\$ 207,300	\$ -
3/16/2020	Water System Improvements	4,400,000	4,400,000
3/16/2020	Sewer System Improvements	500,000	-
3/16/2020	City Hall Improvements	250,000	250,000
3/15/2021	City Hall Improvements	505,000	505,000
3/15/2021	Sewer System Improvements	6,663,000	4,841,000
3/15/2021	Water System Improvements	350,000	-
8/1/2022	Firehouse Renovation	10,471,630	10,471,630
8/1/2022	Melzingah Reservoir Rehab	2,900,000	-
9/6/2022	Dewatering System	5,541,000	-
8/7/2023	Reconstruction of Sanitary Sewers	1,800,000	-
8/5/2024	Firetruck	1,741,450	-
8/5/2024	Highway Department Equipment	700,000	-
8/5/2024	Fishkill Avenue Water Main Replacement	1,000,000	-
8/5/2024	Wastewater Treatment Plant Improvements	1,304,000	-
	TOTAL	\$ 38,333,380	\$ 20,467,630



CITY OF BEACON

HIGHWAY DEPARTMENT

2025 Budget Overview

DEPARTMENT RESPONSIBILITIES

The Highway Department's mission is to maintain and repair the City's infrastructure (except water and sewer), public buildings and facilities, parks, and streets. The Department oversees a wide array of services, including street repairs, bridge and culvert maintenance, public parking lot maintenance, snow removal, leaf and brush pickup, stormwater system maintenance, street light repairs, trimming and mowing of parks and other public properties, tree maintenance and planting, upkeep of most City buildings, and maintenance of City vehicles and equipment. The Department oversees garbage and recycling collection, operates the Transfer Station, oversees capital improvements (e.g., sidewalk repairs, annual milling and paving), and responds to damages from flooding and high wind events. The Department also addresses quality-of-life issues, such as cleaning streets, watering flowers on Main Street, removing graffiti, and supporting public events.

DEPARTMENT STAFFING



Highway and Water Department Staff Milling Streets to Prepare for Repaving (October 2024)

The Highway Department is budgeted for 22 full-time employees (FTEs), including (1) Superintendent of Streets, (1) administrative assistant, (13) Highway Division staff, (2) Parks employees, (1) Transfer Station staff, (1) Public Buildings worker, and (3) Mechanics. The Department is augmented with seasonal parks staff and a part-time worker at the Transfer Station. There are no proposed staffing increases or reductions for 2025.

HIGHLIGHTS OF 2024 PROJECTS AND INITIATIVES

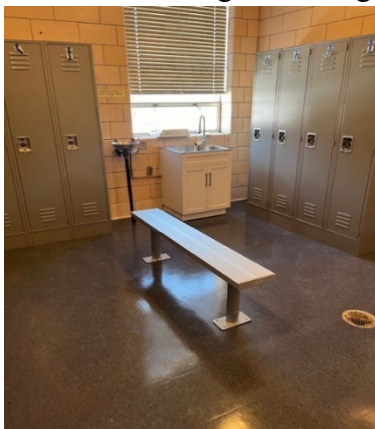
Fire Station Capital Project: In addition to its ongoing work on City infrastructure and facilities, the Department has provided invaluable support for the \$14.6 million capital project to renovate and expand the City's Fire Station. This support included digging test wells to assess rock removal, removing boilers and other reusable elements from the existing building prior to interior demolition, removing and storing exterior stone memorials, coordinating tree removal, salvaging

scrap metal, coordinating with utilities, hauling rock from the constrained site for offsite storage, developing replacement parking and access for a neighboring property owner, milling and paving Wolcott Avenue, and helping to set up power and water for construction trailers. The in-house services provided by Department staff saved the City many tens of thousands of dollars and allowed the project to advance without unnecessary delays.

Rehabilitation of Transfer Station: The Department undertook the first major rehabilitation of the City's former incinerator building in at least three decades. Highway staff removed scores of broken windows and plywood patches replacing them with new Lexan panels. All window frames and doors were pressure washed and painted while the overhead doors were replaced. The inside of the building, which was infested with hundreds of pigeons and decades of droppings, was closed off after the pigeons were removed and thoroughly cleaned to allow for needed storage space.



Renovation of WWTP Locker Room/Shower/Restroom: Department staff refurbished the WWTP locker room/ restroom facilities, including removing unneeded lab countertops and cabinets, installing new lockers and benches, replacing the flooring and ceiling, installing recessed LED lights, replacing fixtures and a new shower and building a custom cabinet. The project saved the City more than \$100k from the projected cost of contracting out the work.



MAJOR ITEM CHANGES PROPOSED FOR 2025

Equipment (A5110 250000 and A7110 250000): The Budget proposes to increase the budget lines for highway and park equipment, which would increase \$14,500 and \$16,000 respectively. These increases are for the purchase of new mowers for both areas.

Maintenance of Equipment (A5110 445100): This budget line is proposed to increase from \$30,000 to \$45,000 to more accurately reflect the cost of annual maintenance, as well as in recognition of the Department's efforts to conduct more preventative maintenance to extend the useful life of equipment.

Janitor Service (A7110 444000): The City will be installing the first permanent public restroom facility at South Avenue Park in spring 2025, so the contracted services for cleaning bathrooms is proposed to increase from \$17,500 to \$30,320. The increase also accounts for weekly cleaning that is being done to the reactivated Welcome Center on Wolcott Avenue after the City partnered with Dutchess Tourism to increase volunteer staffing of the facility in 2024.

Recycling Disposal (A8160): The proposed Budget again increases the cost of recycling disposal. The proposed increase from \$95,000 to \$120,000 anticipates further increases in the per ton disposal costs of recyclables, which continues to cost more than garbage disposal.



***Henry Street Parking Lot:** Staff removed overgrown hedge row which collected garbage and debris and replaced with new street trees as part of ongoing beautification efforts*



CITY OF BEACON

WATER AND SEWER DEPARTMENT

2025 Budget Overview

DEPARTMENT RESPONSIBILITIES:

The Department is responsible for operation and maintenance of the City's drinking water and sanitary sewer infrastructure (except the Wastewater Treatment Plant). This includes the water filtration plant, 3 reservoirs (Cargill, Mt. Beacon and Melzingah), 2 municipal wells, 55 miles of transmission and distribution piping, 580 fire hydrants, 2500 water valves, 4500 water meters, 1 water booster station (Helen Court), 3 water storage tanks (Fairview, Howland and Mt. Beacon), 50 miles of sanitary sewer mains, 5 sewer pump stations (West Main, Fishkill Ave, Monell Place, Church St., and Fairways Lane), 1300 manholes, facility properties and grounds, and associated structures.



DEPARTMENT STAFFING:



The Department's twelve person staff include (1) Working Supervisor, (1) Chief Water Plant Operator, (1) Water Plant Operator, (2) Heavy Motor Equipment Operators, (3) Water and Sewer Maintenance Mechanics, (3) Water and Sewer Maintenance Helpers, and the (1) Superintendent. In 2024 the department had two resignations. One position was filled with a Highway Department transfer and the other vacancy is still open. The Department also hosts 2 seasonal positions to support operations during the summer months.



The Water and Sewer staff is responsible for inspecting, maintaining, and repairing the pump stations, water mains, sanitary sewer mains, fire hydrants, and other infrastructure along with mowing, trimming, and snow removal of Department facilities and properties, including easements. The Water Plant Operators are responsible for the operation and maintenance of the water filtration plant, which requires staff to submit regulatory reports, perform water quality sampling and weekly reservoir inspections, and ensure safe potable water that meets or exceeds water quality standards.

HIGHLIGHTS OF 2024 PROJECTS AND INITIATIVES:

Lead Service Line Inventory: The Department continued to investigate and identify drinking water service line materials as required by the U.S. EPA's Lead and Copper Rule Revisions (LCRR). The revisions require that the service line materials be identified in the street and within the property. The Department coordinated with Central Hudson Gas & Electric to identify service line materials in roads that were scheduled to have new gas mains installed. The Department also worked with the Highway Superintendent to identify service line materials in streets that are scheduled to be milled and paved, to limit unnecessary repaving. First, staff would perform a utility mark out of the service lines using location equipment, then excavate the service line using the City's Vactor truck. Staff then excavated down to identify and document the service line material. The identified material was then added to the LSL Inventory. The initial inventory is due on October 16, 2024 and will be updated annually.



Implementation of Capital Projects: In 2024, the Department began two major capital projects, the West Main Street Pump Station and Force Main Project and the City-wide water meter upgrade. The West Main Street Pump Station and Force Main Project will replace aging infrastructure, increase capacity, install a new standby generator, and relocate the force main into the road way instead of the steep embankment along Beekman Street. This project is slated to be completed by January 2025. The water meter upgrade predominantly replaces older MXU's, the radio transceiver for the water meter, with a new MXU that allows for

regular water usage reads and real time access to water consumption. In addition to these two major projects, the Department provided support for other City capital projects, including working closely with the Teller Avenue/Fishkill Avenue Rehabilitation Project to perform underground utility locating and new fire hydrant installations. Water Dept staff also performed utility locating to assist with the construction of the new fire house.

Other Department Activities: In 2024, the Water and Sewer Department completed various other projects throughout the City in cooperation with other City departments. These initiatives included: annual cleaning, pressure washing and set up of the Settlement Camp Pool; assisting the Recreation Department with the initial break down of the Wee Play Park; assisting the Highway Department with street milling and paving and snow removal; and assisting the wastewater treatment plant on



various tasks using the vac truck. In 2024, the Department continued to update our GIS mapping program, televising the City's sanitary sewers (pictured top right) to identify sources of infiltration and inflow ("I&I") and identify blockages that can restrict the flow. The Department also performs utility infrastructure mark-outs prior to excavation as per Part 753 of the NYS Public Service Commission.



2025 PROJECTS AND INITIATIVES

For 2025, the Department is planning to implement two major capital projects: the rehabilitation of the Melzingah Reservoir Dam and construction of a new drinking water storage tank at the end of Pocket Road. The Melzingah

Rehab was scheduled originally for 2024 but was delayed to 2025 because of NYSDEC Dam Safety review and construction permit approvals. This critical project will ensure that the dam structure can withstand the increased extreme rainfall events.

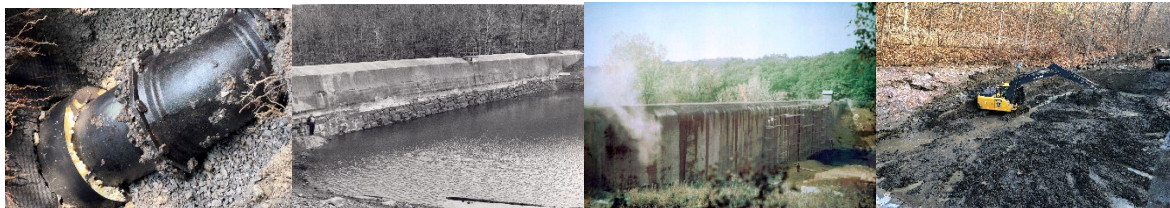
MAJOR ITEM CHANGES PROPOSED FOR 2025

As noted in prior presentations, most of the changes for 2025 relate to cost-of-living adjustments for staff. In addition, the following increases are also proposed:



G8120-447001- Manhole Repairs- The 2025 budget proposes an increase to the Sanitary Sewer to continue reduction of Infiltration and Inflow by using trenchless technology to seal leaking manholes. Pictured are before and after of the process whereby manholes are sealed so that they do not allow stormwater into the sanitary sewer system.

F8330-410900- Chemicals- This proposed budget increase covers the chemicals that are used in the water filtration and disinfection processes. Since 2021, there has been a 133% increase in chemical costs, mostly associated with chlorine and chlorine products.





CITY OF BEACON

WASTEWATER TREATMENT PLANT

2025 Budget Overview

DEPARTMENT RESPONSIBILITIES

The Department's mission is to provide the City of Beacon and outside customers with sound disposal and treatment methods for wastewater and septage system waste in order to ensure the protection of human health and the preservation of the environment. The City operates and maintains the Wastewater Treatment Plant ("WWTP") on Dennings Avenue, which receives an average daily flow of 3 million gallons per day ("MGD") and has a design capacity of 6 MGD. In addition to the wastewater received through the City's extensive network of collection pipes, the plant also processes over 750,000 gallons of septage sludge and leachate per week, which is trucked in by haulers who are charged a fee for disposal. The WWTP is fed by more than 50 miles of sewer piping infrastructure, including 1,300 sewer manholes and 5 pump stations.

DEPARTMENT STAFFING

The WWTP is currently budgeted for a staff of eleven (11) personnel, which include the (1) Chief WWTP Operator, (1) Senior WWTP Operator (1), (3) WWTP Operators, (1) Senior WWTP Maintenance Mechanic, (4) WWTP Maintenance Mechanics, and (1) Maintenance Helper (currently vacant). The 2025 Budget does not propose any additions or reductions in staffing.

HIGHLIGHTS OF 2024 PROJECTS AND INITIATIVES

Primary Settling Tanks Project Completion:

Started in 2021, the generational upgrade to a critical aspect of the WWTP faced multiple delays due to supply chain issues. The project was the rehabilitation of the three sets of double tanks that serve as the primary settling tanks in the treatment process. All internal components were replaced, and the concrete on the tanks was repaired and sealed. The project is now substantially complete with minor "punch list" items being finished over the next month. The tanks, which hold approximately 320,000 gallons, are now back in full service.



Primary Setting Tanks



Refurbished Locker Room

Staff Locker Room/ Restroom

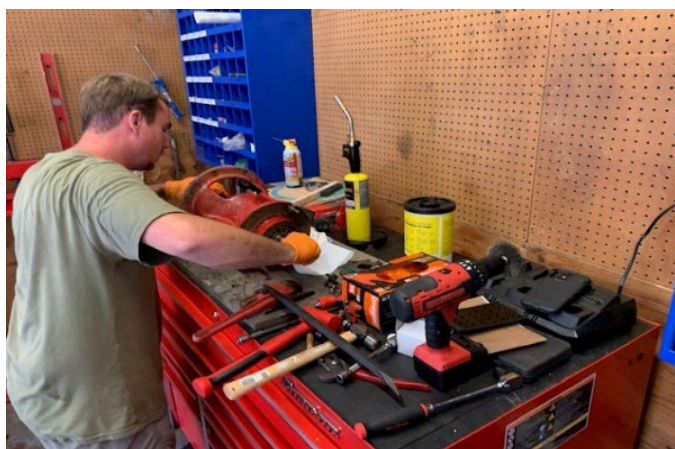
Upgrades: For the first time in many decades, the WWTP received a much-needed upgrade to the staff locker room, shower, and restroom facilities, which were in very deteriorated condition. The City originally planned to bid this project and implement with an outside contractor. However, it was determined that our skilled Highway staff could implement the project in-house, saving the City more than \$100,000 and resulting in a high-

quality project with no issue. Thanks to Mickey Manzi, Dave Way, Sean DeToro, Sandro Cabrera, and Steve Garrison for their planning, workmanship, and impressive attention to detail.

Mitigation of rising costs: The WWTP has been facing rapidly escalating costs for chemical supplies necessary for the treatment process as well as increasing costs associated with repairs to aging equipment and facilities. In an effort to curb these increases, the Department has implemented two cost-savings measures. Firstly, staff developed several strategies to reduce the volume of chemicals used without impacting the treatment process. For example, staff installed a new exhaust fan in an area that was previously highly reliant on an oxidizing agent to reduce the generation of noxious gases and odors. The introduction of the fan helped to reduce the quantity of the chemical by approximately one-half. Secondly, the staff has been increasingly implementing repairs and upgrades internally which were previously done by outside contractors, at a higher cost. Under the direction of the skilled senior mechanic and utilizing professional tools purchased in 2024, the plant staff now are much less reliant on outside contractor to do preventative and emergency repairs to the equipment and facilities, saving thousands of dollars over the course of the year.



New Professional Tool Box



Senior Maintenance Mechanic Brian Bacomo

Dewatering System Replacement: As discussed during the Council's Capital Program discussions, the WWTP's aging belt-press system is in urgent need of replacement. The City has been working with Tighe & Bond engineers on the design of a replacement system, which would use two centrifuges that provide more efficient operation and resiliency. The \$5 million project, which will also make needed upgrades to the existing dewatering building, is currently out to bid, and work will progress beginning in early 2025.



Engineers (G8130-454000): The 2025 Proposed Budget reduces this line from \$70,000 to \$50,000. In the past, the City used this line for engineering certain projects, but more recently has moved towards hiring more specifically-specialized consultant engineers for various types of projects. For example, the engineering services for the upcoming Dewatering System replacement were done by an outside design firm (Tighe & Bond) whose fees for design and construction management are contained in the appropriate Capital funding for the project, rather than from operational funds. The reduced funding should be sufficient to deal with the general engineering services needed for smaller, non-capital items





CITY OF BEACON RECREATION DEPARTMENT



2025 Budget Overview

Department Responsibilities

The Recreation Department is a full-time, year-round organization which is dedicated to delivering high quality programs and activities for City residents of all ages. Working in the City's Recreation Center, park facilities, and public schools, our programs and activities reach thousands each year and enhance the quality of life in Beacon. Working closely with other City Departments, we also plan and implement improvements to the City's parks and facilities. The Department is very active and dedicated to the work we do in the community. Our support and communication with local committees and organizations has proven vital to implementing great new initiatives and programs for our community. Over the years, we have collaborated with many different organizations and individuals to support and synergize the work of our community partners. We want to acknowledge the hard work of committed, dedicated volunteers, as well as organizations that expand upon the recreation landscape here in Beacon.



Department Staffing

The Department is currently staffed by three full-time employees. In the summer of 2024, we saw the departure of our assistant director Nate Smith. Our current staff (Heidi Harrison and Kyra Cimino) have done an incredible job of filling the gap as we actively canvass for his replacement. We are hopeful to have a replacement in place by year's end. Rounding out our year-round staff are Recreation Director Mark Price and Carter DeToro, the Department's part-time cleaner.



In addition to these year-round positions, the Department has two critical teams of seasonal employees. The first is a group of between six and nine part-time staff for the administration of after school programs. The second group of between twenty and twenty-five part-time staff supports the operations of summer programs, camp, and the public pool. Our 2025 Proposed Budget will continue investment in the programs supported by these teams.

Highlights of 2024 Projects and Initiatives

Wee Play Tot Park Remodel

It took a while, but we finally got there! Renovation of our beloved tot playground at Memorial Park is essentially complete by the submission of this report. This major project included the replacement of the play structures, surfacing, fencing, benches, and tables at the playground facility. The Water and Highway Departments completed site work and preparation for the project. The hard work of our departments helped us overcome the contractor's significant delays to the project, in addition to working directly with vendors to complete the required work.



Community Events and Programs

Movies in the Parks, Citywide Yard Sales (Spring and Fall), Fourth of July Fireworks, Earth Day, and Arbor Day were all highlights to our 2024 program season. In addition to our public pool hours at the Beacon Pool, we had another successful season of free swim lessons, thanks to a grant award from the Dutchess County Office of Child and Family Services. Summer saw the return of our ever-popular “Camp @ the Camp” summer camp, and we added an additional two weeks of programming. Our Beacon Hoops summer basketball league, summer tennis clinic, and multi-sport camp rounded out our offerings for the summer of 2024. Thank you to all the volunteers and staff that make the summer season so special here in Beacon.

Backyard Trees and Street Trees

Cooler temperatures, cleaner air, higher property values, and healthier residents are all benefits relating to the planting of trees more trees in our community. In an effort to encourage Beacon homeowners to consider planting trees in their own yards, the City worked with its Tree Advisory Committee to launch a tree purchasing pilot program in 2024. This program passed along savings of close to 50 percent off retail for planting and delivery of new, mature trees to homeowners. The backyard tree program, in addition to the City's annual tree planting along Main Street and in our parks, added over 50 new native trees planted. It is our goal to make this a recurring, annual program for homeowners.

2025 Projects and initiatives

The 2025 Proposed Budget proposes decrease in spending for the Department by a total of eight percent; this decrease is primarily from the omission of the Community Investment Grant Program, as well as through efficiency revisions to current programming.

Recreation Committee quarterly meetings

In 2025, the Department expects increased involvement of the recently reformed Recreation Committee, which will help to prioritize and implement initiatives that were outlined in the 2023 Community Program and Facility Report. Goals for 2025 will be discussed at the Committee's December meeting, including on the topics of new community programs and existing park infrastructure improvements.

Facilitates capital projects to improve parks:

The South Avenue Park Renovation Project, originally scheduled for 2024 has been pushed back to start in the spring of 2025. Work will include the complete renovation of the basketball and tennis courts, as well as the addition of a new public restroom. All design and construction documents were completed in 2024, and the Project is expected to go out to bid in early 2025 and to tentatively complete in June.

Major Item Changes Proposed for 2025

Summer Camp Counselors (A7112.173100): Decrease of \$11,270. This line has been adjusted based upon actual expenditure experience, and has no corresponding decrease to actual programming.

After School Activity Specialist (A7140.173103): Decrease of \$19,600. This change is based upon revisions to the program structure. In 2025, we will use fewer consultants and do more of the activities in-house, which has allowed the Department to increase the rate of pay for our staff, as well.

Lifeguards (A7141.173100): Increase of \$3,500. This change covers payroll for seasonal pool staff and lifeguards, which needs to be increased in order to cover required maintenance staff and to be more competitive in the hourly rates for lifeguards.

Summer Basketball (A7140.477500): Increase of \$4,000. This change reflects what will be required to expand the scope of the program.

Summer Camp Program (A7140.478100): Increase of \$3,900. This change reflects what will be required to expand the scope of Summer Camp programming. Generally used for supplies and activities.

Community Investment (A7140.479900): Decrease of \$20,000. The Recreation Department does not have the bandwidth to administer this program given other programs and projects for 2025. We propose shifting the funding to help offset cost of resident swimming in 2025 instead.





CITY OF BEACON FIRE DEPARTMENT



2025 Budget Overview

DEPARTMENT RESPONSIBILITIES

The City of Beacon Fire Department's mission is to protect lives and property by responding to fires, natural disasters, medical emergencies, and accidents. The Department's career and volunteer Firefighters are committed to serving the City in a prompt, professional, and courteous manner and strive to promote public safety awareness and fire prevention.

In 2023, the Fire Department responded to 1,877 calls of service, including 15 structure fires. The Department continues to boast one of the fastest response times in Dutchess County. Department responsibilities vary from interior firefighting and emergency rescues, to providing EMS support on medical calls and pumping flooded basements. The Department provides proactive fire prevention education to local schools, installs smoke detectors in houses, and advises local businesses how to on reduce fire risk.



DEPARTMENT STAFFING

The Fire Department now has 18 career employees. The career staff is comprised of the Fire Chief, 4 Lieutenants, and 14 Firefighters, who, as of today, work out of the newly renovated and constructed Fire Headquarters at 1140 Wolcott Avenue. All career staff are also certified Emergency Medical Technicians (EMTs).

As with every combination volunteer/ career department in Dutchess County, the City of Beacon Fire Department has encountered many challenges from the declining number of volunteer firefighters; the Department has experienced an 84% drop in active volunteers since 2018. The Fire Department has transitioned over the years from a primarily volunteer department with career firefighters operating the fire apparatus, to a career department that is supplemented by volunteer firefighters. There are currently 4 active volunteer firefighters, with volunteer Assistant Chief Lahey being the only interior qualified member. The remaining 3 volunteer members assist with exterior firefighting duties and traffic control at emergency incidents.

HIGHLIGHTS OF 2024 PROJECTS AND INITIATIVES

Fire Station Capital Project: The construction of the long-anticipated Firehouse project, which began in June 2023, is complete, and today was “move-in day.” For the first time in Department history, the on-duty career members will be responding together from a central location, which will lead to both a safer and more productive fire scene. In the past, a career firefighter would respond alone, each from their own station, which often times resulted in a single firefighter operating alone at an emergency incident for a period of time.



Emergency Medical Services in the City:



In 2021, the state of Emergency Medical Service in the City of Beacon was in crisis. It was not uncommon to wait over thirty minutes for an ambulance to arrive on the scene of a life-threatening emergency. The surrounding communities eventually told the city that they would no longer send their ambulances into the City of Beacon. Since that time, in collaboration with Beacon Volunteer Ambulance and Beacon Medic 1, which is a contracted Paramedic ambulance through Ambulnz, the City of Beacon now has the fastest ambulance response time in southern Dutchess County. In addition to an

ambulance responding to an emergency medical call, the Fire Department first responds and often times initiates medical care minutes ahead of the arrival of an ambulance. Currently, two ambulances are available 24-hours a day, with a third ambulance staffed in the city during peak hours, Monday through Friday.

MAJOR ITEM CHANGES PROPOSED FOR 2025

Employee Physicals (A3410.453700): This proposed funding increase is designed to begin aligning our annual employee physicals with the requirements set forth in NFPA 1582, which is a nationally recognized standard for firefighter physicals. Performing firefighter physicals in compliance with NFPA 1582 is essential for ensuring the health, safety, and operational readiness of firefighters. The standard provides guidelines for comprehensive medical evaluations that identify potential health risks, such as cardiovascular disease, respiratory issues, or musculoskeletal conditions, which could impair a firefighter's ability to perform critical tasks. Regular physicals not only help detect medical conditions early but also reduce the risk of sudden illness or injury on the job, protecting both the firefighter and their team. Compliance with NFPA 1582 promotes a proactive approach to wellness, supports a culture of safety, and ensures that the Fire Department meets legal and occupational standards, ultimately enhancing public safety. The funding increase of \$4,050 will allow for this additional and vital screening.

Maintenance of Equipment (A3410.445100):

The budget proposes to increase funding for Maintenance of Equipment from \$28,633 to \$36,547 (an increase of 27 percent). This increase is primarily driven due to the expected operating cost of maintaining the systems in the new firehouse. The new firehouse was built with a fire alarm system, sprinkler system, generator, vehicle exhaust system, and emergency generator that all require periodic inspections along with annual maintenance.



Retirement (A3410.810000): As previously noted to the Council by the Director of Finance, the City's contributions to its New York State Pension Fund will increase significantly in 2025. The annual cost is projected to increase from \$419,043 to \$525,826, a year-over-year increase of more than 25 percent.

Summary

The City has made some significant changes and investments to further improve and professionalize the Department, including most notably the recently completed central facility. A well-funded Fire Department ensures prompt and effective emergency response to fires, accidents, medical incidents, and natural disasters. Increased funding enables the Department to maintain a sufficient number of trained personnel, modern equipment, and up-to-date technology, all of which are essential for safeguarding the community.



CITY OF BEACON POLICE DEPARTMENT 2025 BUDGET OVERVIEW



DEPARTMENT RESPONSIBILITIES:

The City of Beacon Police Department provides 24/7 protection and service to the community ensuring public safety and a peaceful quality of life for the residents, visitors and businesses. The Department provides support for a wide array of public events, such as parades, riverfront festivals, and Beacon City School District sporting events.

Over the course of the last year, the Department has handled over 7,700 police calls. These calls include emergencies, such as in-progress crimes, domestic disputes and vehicle accidents, as well as quality-of-life issues, such as noise, parking, and traffic complaints. The Department also takes proactive actions through rotating traffic enforcement assignments, as well as patrols of neighborhoods, apartment complexes, and along Main Street. We also pride ourselves on consistent community engagement through daily friendly interactions with the public and through participation in various events throughout the city.



DEPARTMENT STAFFING:

The City of Beacon Police Department is made up of 36 sworn members (including the Police Chief, Lieutenants, Sergeants, Detectives, and Police Officers), 2 administrative staff members, 2 full-time police dispatchers, and 2 part-time police dispatchers. The Department once again expanded its use of civilian dispatchers in 2024 by adding a part-time dispatcher on the evening shift on weekends.

Staffing continues to be augmented by a full-time Behavioral Health Specialist and a part-time Domestic Violence Advocate. The Behavioral Health Specialist is funded by the City through a contract with Mental Health America and the Domestic Violence Advocate is an employee of Family Services, who is co-housed in the Police Department. Entering 2025, multiple retirements and transfers have left the Department significantly short staffed. We currently have 8 openings for police officers.

HIGHLIGHTS OF 2024 PROJECTS AND INITIATIVES:

Hired an Additional Part-Time Police Dispatcher:

This year, the Department hired an additional part-time civilian dispatcher to assist the Department on Saturday and Sunday evenings (4 p.m. to midnight). This new dispatcher covers the communications desk and allows a Police Officer to be out in the community rather than answering phones, a vital improvement given the City's expanding weekend night life and call demand.



Addressing Staffing Concerns:

In 2024, the Department faced staffing concerns which were unprecedented in recent memory. With 8 current vacancies for police officers, the Department is unable to fully staff one of its shifts without overtime. This has increased from 2 vacancies earlier in the year due to further retirements, transfers, and resignations, which have increased the number of openings throughout the year. In order to try to attract and retain more officers, the city added a five percent (5%) cost-of-living increase to the Department's previously negotiated salaries. Additionally, the Chief has made changes to the background checking process which allows for more quickly eliminating unqualified candidates, and moving on to better options more quickly. The Department does, however, anticipate continued challenges in the hiring process, as participation in the county's civil service test continues to lag, with only approximately 300 people sitting for the 2024 test for Police Officer. The City will also be proposing a pilot program to attract police transfers with a recruitment bonus and referral bonus for current officers.

2025 PROJECTS AND INITIATIVES:

For 2025, the Department is forgoing any significant cost increasing initiatives and focusing on increases in the salary, overtime, and training lines to meet the needs created by the multiple vacancies and required promotions of 2024. There are, however, a few projects which are currently ongoing and which will come fully on-line in 2025.



New In-Car Camera Systems:

In 2024, the Department leveraged the City's contract with Verizon, which provides vehicle GPS systems, in order to purchase new in-car cameras for all of patrol vehicles. These cameras are easier to obtain and represent a significant savings, costing approximately \$270/month to equip the entire fleet of 12 vehicles vs. over \$7,000 to purchase just one system.

Parking Ticket Vendor:

The Department recently signed a contract with a new vendor to provide electronic handheld ticket writers

and back-end citation management. The previous vendor was recently purchased by another company, after which point the Department experienced a decline in service and quality of the handheld writers, both of which significantly impacted parking enforcement. With this new vendor, we anticipate a savings of approximately \$2,000/year, while also equipping officers with better equipment. The difference in this line item (A3120.416800) is due to a different fee structure between the two vendors: the current vendor takes its fees directly out of parking ticket revenue, while the new vendor is paid up front, but does not get a percentage of revenue.

MAJOR ITEM CHANGES PROPOSED FOR 2025:



Overtime (A3120.105000): The Proposed 2025 Budget recognizes the ongoing staffing challenges that the Department is facing. Despite ongoing recruitment and hiring efforts, the Department remains significantly understaffed, which requires the use of Police Officers on overtime just to cover the minimum shifts, even if no one is off. In recognition of this fact, as well as a recent salary increase, the proposed budget would increase overtime from 2023's proposed budget of \$842,233 to \$1,045,390, an increase of just over \$200,000, or approximately 24%. Overtime will remain high until the staffing crisis can be mitigated.

Equipment (A3120.250000): In 2025, the Department is cutting its equipment requests by approximately \$13,500, or nearly 54%, by proposing to only replace some items currently in use.

Training (A3129.443200): Retirements and personnel changes in 2024 resulted in the Department having a new Chief, two new Lieutenants, a new Detective Sergeant, two new patrol Sergeants and four new Detectives. Additionally, we have 8 vacancies for Police Officers, which the Department is trying to fill.



This has led to an unprecedented need for staff training, much of it mandatory. Every Sergeant is required to attend the Course in Police Supervision within one year of appointment. Every new Police Officer must attend the Basic Course for Police Officers, and our Detectives need to be certified in a number of specialties, such as Crime Scene Technician and Child Forensic Interviews. As a result, we propose doubling the Department's training budget this year from \$13,000 to \$26,000.

Maintenance of Equipment (A3120.445100): As mentioned above, the Department has adopted new in-car camera systems, which drastically reduce the costs associated with that equipment. Our previous system included some cameras that the Department owned and which were over 10 years old and had no warranty coverage. As a result, we previously had to budget for repairs and possible emergency replacements. Under the new system, the cameras are under warranty for the length of the contract, allowing us to reduce this line item by approximately 16% or \$9,883.

City of Beacon City Council Agenda
11/12/2024

Title:

Draft Resolution Supporting Continued and Increased State Aid for Local Governments

ATTACHMENTS

[Draft Resolution Supporting Continued and Increased State Aid for Local Governments](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. __ OF 2024

SUPPORTING CONTINUED AND INCREASED STATE AID FOR LOCAL GOVERNMENTS

WHEREAS, until 2024, cities, villages, and towns had not received an increase in unrestricted state aid (AIM funding) in 15 years, significantly impacting their ability to provide essential services to their residents; and

WHEREAS, after a prolonged period without financial support, local governments finally received an increase of \$50 million in unrestricted state aid; and

WHEREAS, local officials express their gratitude for the \$50 million increase in unrestricted state aid, recognizing it as a positive step towards addressing long-standing funding challenges; and

WHEREAS, the State has referred to this new aid as Temporary Municipal Assistance, suggesting that such increase may not continue, jeopardizing the sustainability of crucial municipal programs and services; and

WHEREAS, the property tax cap further limits the ability of local governments to properly fund the programs and services their residents need; and

WHEREAS, increased and ongoing state aid for local governments is vital for maintaining infrastructure, public safety, housing and other municipal services; and

WHEREAS, the challenges of inflation, the increasing costs of labor and supplies, and the end of extraordinary federal aid only accentuate the need for consistent and predictable funding to effectively plan for the future and meet the growing needs of their residents.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon calls upon the Governor and the State Legislature to commit to continuing the additional \$50 million in unrestricted state aid in the 2025-26 State Budget and beyond; and

BE IT FURTHER RESOLVED, the City of Beacon further urges state officials to recognize the need for a long-term plan that ensures consistent and predictable increases in financial support for local governments that keep pace with inflation; and

BE IT FURTHER RESOLVED, that the City Clerk of the City of Beacon is directed to send a copy of this resolution to Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, Senator Rob Rolison, Assemblymember Jonathan Jacobson, and the New York State Conference of Mayors (NYCOM).

Resolution No. __ of 2024			Date: _____, 2024				
☐ 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					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
11/12/2024

Title:

Memorandum of Agreement with Civil Service Employees Association (2025-2027)

ATTACHMENTS

[Memorandum of Agreement with Civil Service Employees Association \(2025-2027\)](#)

Memorandum of Agreement

The City of Beacon and the Civil Service Employees Association, Local 1000 AFSCME, AFL-CIO, City of Beacon Unit 6662, Dutchess County Local 814, hereby agree that the collective bargaining agreement covering the period of January 1, 2022, through December 31, 2024 shall remain unchanged except as provided below:

1. Contract Clean-up:

- a. Amend Article III – Section 7 – New Hires to reflect Dutchess County probationary period **“in accordance with the Civil Service Rules of Dutchess County.”**
- b. Update language to remove use of gendered pronouns such as “(s)he” and replace with “they/them/employee.”
- c. Correct any grammatical, punctuation and/or typos as agreed upon by both parties.
- d. Remove old dates where the language is now applicable to 100% of the membership (e.g. *“Effective January 1, 1988, The City shall provide New York State Disability benefits at no cost to its employees.”*)
- e. Update references throughout Agreement from “Empire Blue Cross Blue Shield” to “Anthem Blue Cross Blue Shield”
- f. Add Section 71-73 MOA as Appendix D, re-letter Salary Schedules to Appendix E. Refer to new Appendix D in appropriate leave section(s) for employees affected by occupational/non-occupational injury/disease.
- g. Incorporate MOA from 2024 for \$1,000 added to base as new Appendix.

2. Article XIV – Term of Agreement:

- a. **Amend to read:**

This Agreement shall become effective January 1, 2025 ~~22~~ and shall terminate at the close of business on December 31, 2027 ~~24~~, or if a successor agreement is not in effect by that date, whenever the successor agreement shall take place.

3. Article III – Compensation:

a. Amend Section 1 – Wage Adjustments (pp. 7-8) as follows:

Effective, **January 1, 2025**, all employees shall receive **two-thousand seven hundred fifty dollars (\$2,750)**, or a **four and one-half (4.5%) percent** wage increase added to their base salary, whichever is greater.

Effective, **January 1, 2026**, all employees shall receive **two-thousand seven hundred fifty dollars (\$2,750)**, or a **four and one-half (4.5%) percent** wage increase added to their base salary, whichever is greater.

Effective, **January 1, 2027**, all employees shall receive **two-thousand seven hundred fifty dollars (\$2,750)**, or a **four and one-half (4.5%) percent** wage increase added to their base salary, whichever is greater.

4. Article III – Compensation:

a. Add NEW Sub-Section 3.B.3 to read as follows:

Employees who are directed to attend meeting(s) after work hours, on behalf of the City and/or their Department, shall be paid for a minimum of three (3) hours at the rate of time and one-half (1 ½). It is understood that to be eligible for this minimum call back pay, the employee must be directed to attend a meeting that commences after the end of the employee’s work hours and not when a required meeting extends beyond the employee’s work day into after work hours.

5. Article III – Compensation:

a. Amend Section 3.D – Emergency Work (pp. 7-8) as follows:

An employee shall receive at least four (4) hours for emergency work at the rate of time and one-half (1½), except as heretofore noted in B-1 above. Only the Department Head or ~~a~~**their** Designee has the ~~right~~**authority to call in an employee on an emergency basis for emergency work.** Every relevant Department Head shall conspicuously post the name and telephone number of said designee. **Emergency work may include an emergency declared within City limits and/or if the City Administrator determines certain departments are essential to work because of potential public safety concerns and/or the severity of the issue(s) needing to be addressed (e.g. Water Main Break, or Snow/Ice Emergency). Such called upon employee(s) shall be required to report to work if an emergency is declared and they are called in unless they are using pre-approved benefit time, or have a documented illness, or injury.**

6. Article III – Compensation:

- a. **Amend Section 4.D – Clothing Allowance (pg. 10, ¶1 & 4) as follows:**

Except **Automotive/Mechanics** who shall be paid an annual allowance of **fifty percent (50%) of the allowance in paragraph one.** ~~two hundred fifty (\$250) dollars.~~

- b. **Amend Section 4.D – Clothing Allowance (pg. 10, ¶2) by clarifying as follows:**

An employee shall receive **their respective** clothing allowance payment in one lump sum at the end of the **calendar** year. **Employees who have less than one (1) year with the City shall receive a pro-rated clothing allowance.**

- c. **Amend Section 4.D – Clothing Allowance (pg. 10, ¶3) by inserting applicable clothing allowance, and/or practice of Uniform Allowance for Police Assistants/Dispatchers.**

7. Article III – Compensation:

1. **Add NEW Section 4.F Pilot Program – Succession Planning for Water and Sewer, and Wastewater Treatment Departments as follows:**

1. **Justification from the Department Head will be provided for specific training, licensure, and/or certifications necessary to help in the succession of employees in the Water and Sewer, and Wastewater Departments.**

2. **Approval for such training/licensure/certification(s) is at the sole discretion of the City Administrator.**

3. **If approved by the City Administrator, the approved employee(s) must have a passing grade (if applicable) and complete the approved training/licensure/certification program(s).**

a. **Employee(s) will be required to stay employed with the City for a period of thirty (30) consecutive months from the date of successful completion of their enrolled training/licensure/certification program(s).**

b. **If the employee does not stay with the City for the entire thirty (30) consecutive months following the successful completion of their enrolled training/licensure/certification program(s), they will be required to reimburse the City for a pro-rated amount of said course(s).**

- c. If the employee does not receive a passing grade (if applicable) or does not complete the approved training/licensure/certification program(s), the employee will be required to reimburse the City for the full cost of the program(s). The City, Union and affected employee will work to arrange a payment agreement that is acceptable to all parties.

4. This Pilot Program will sunset on December 31, 2027. The Parties may agree to extend it prior to this date, in writing, executed by both parties.

8. **Article VII – Leaves:**

- a. Add NEW Section 3.F – Voluntary Termination or Death (pg. 17) as follows:

“Employees with more than one hundred (100) days of accrued sick leave may request to sell back up to ten (10) days each calendar year. The request must be submitted in writing to the City Administrator during the month of January, payable by the last payroll in February. The employee must have a minimum of one hundred (100) sick days remaining after such sell back. Employees shall not be able to accrue this benefit to sell more than ten (10) sick days in any one (1) calendar year.”

- b. Amend the letters on the remaining sub-sections.

9. **Article VII – Leaves:**

- a) Amend CURRENT Section 3.F.d – Voluntary Termination or Death (pp. 17-18) as follows:

Employees who use three (3) days or less per year sick leave shall receive a bonus in the amount of ~~six hundred one thousand dollars-dollar~~ (\$1,000~~600~~), which shall be payable by separate check on the third (3rd) pay period in January of each year. Workers’ Compensation leave shall not count as use of sick leave for any sick leave use related to Workers’ Compensation.

10. **Article VIII – Insurance and Retirement:**

- a. Amend Section 1 – Insurance and Retirement as follows:

Insurance benefits including Workers’ Compensation, health, dental and retirement will be considered by the Labor Management Committee in an attempt to find the most cost-effective options available for the employees. No changes

~~in~~ **to the** current insurance plan will be made without agreement by the Union and ratification by the membership. **The City may change carriers only if such plan design is equivalent or better than those listed in Section 2 below and mutually agreed upon between parties.**

11. Appendix D – Salary Schedules & Job Titles

a. **Amend Active Members and Retirees not eligible for Medicare (after ratification of agreement)**

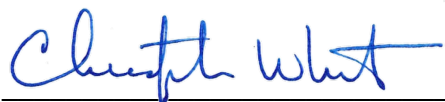
In the event the total annual cost of premiums for the two (2) **Anthem** BCBS options exceed the cost of the premiums for the then existing NYSHIP plans based on a three (3) year rolling average (the current year plus the two (2) previous years) the City reserves the right to switch back to NYSHIP, **or new carrier as agreed upon in Article VIII, Section 1** in order to save premium costs for the City and the employees provided, however, that the NYSHIP plan then in effect, **or new carrier plan** is substantially equivalent to the **Anthem** BCBS plan. The City must provide the Union with forty-five (45) days' notice prior to making any switch. In the event the Union objects to such switch, the parties agree that the dispute shall be brought to expedited arbitration, i.e. before whichever one of the five (5) arbitrators listed in the CBA who has the earliest available date for arbitration, who shall then make the determination whether or not the plans are substantially equivalent.

12. Appendix D – Salary Schedules & Job Titles

b) **Increase Recreation Assistant Step 1 to \$20.00 per hour and recalculate remaining steps accordingly.**

This Agreement is subject to ratification by a majority of Union membership and the approval of City Council.

For the City



11/07/2024

Christopher White, City Administrator

Date

For the Union



11/7/2024

Jordan Rider, Labor Relations Specialist

Date

Scott McHugh, Unit President

Date

Pete Delfico, Vice President

Date