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 Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Ben Swanson

November 16, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Beacon High School Students' Participatory Budgeting Proposals

Public Comment

Public Hearings

Public Hearing for the 2027 Proposed Budget

Reports: Mayor, City Council, and City Administrator

1. Appointment of Denise VanBuren to the Position of City Historian

Workshop

2027 Proposed Budget

Proposed Local Law Concerning the Fishkill Development District and Hotels

Discussion of the Fishkill Avenue District/East Gateway District

Discussion of City of Beacon Flock Automatic License Plate Readers

Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

Local Laws and Resolutions

1. Resolution No. 96 - Setting a Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels
2. Resolution No. 97 - Setting a Public Hearing for a Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

3. Resolution No. 98 - Authorizing the Modification of a Utility and Pedestrian Pathway Easement for Real Property Located at 18-20 West Main Street

Approval of Minutes

1. November 2, 2026 Minutes

Public Comment - Second Opportunity

Executive Session

1. Executive Session: Contracts

Adjournment

City of Beacon City Council Agenda
11/16/2026

Title:

Beacon High School Students' Participatory Budgeting Proposals

ATTACHMENTS

Dog Waste Bag Stations Presentation

Basketball Hoops Presentation

New Pickleball Courts Presentation

Dog Waste Bag Stations in Beacon

Adryanna Pantojas

The issue

I think we have all walked around Main Street before, or atleast around the city. And if you have, I can guarantee that you've seen at least one person walking their dog, especially on Main Street. Big dogs, small dogs, all kinds of dogs. And what do these dogs have in common? They poop. All dogs poop. And sometimes, we as humans can be forgetful. We can forget to bring the bags to dispose of their waste when we walk them, and as such, I think we should build more dog waste stations in Beacon, specifically on Main Street.

How I came up with this idea

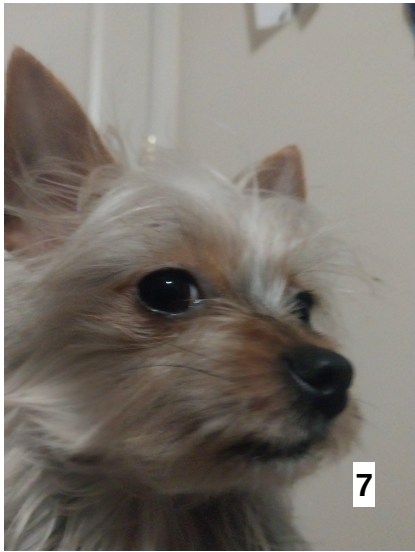
One day, my mom was in the car taking me to a doctors appointment, when she realized she forgot our dog's waste bags. I could've sworn I saw a place where there was bags. It was the dog park by memorial park. And you need to apply for access and pay for a membership, which we don't have. I realized that not everyone has access the only stations in Beacon, so we should make more.



The inspiration

My dog inspired this project. His name is Casanova. He is 3 years old. He is a Chihuahua yorkie mix.



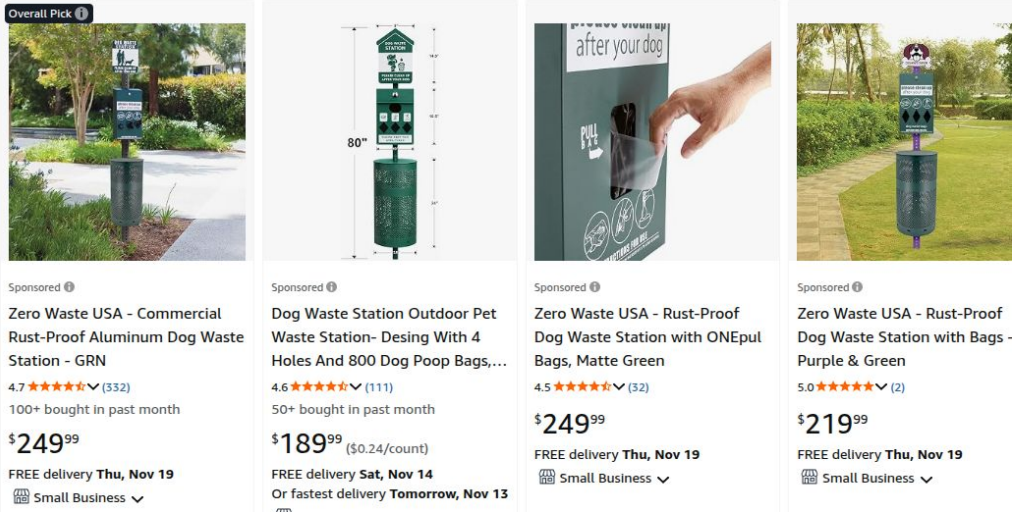


WHY we should do this.

I think we should add dog waste stations around town because as I said before, we can be forgetful. We may not always bring our own dog waste bags with us. That doesn't stop our dogs from doing what they need to do, though. If we have these stations around town, we can reduce waste, and it overall saves money people spend on waste bags, and the money they save can go into taxes or bills for the city, giving us more money to work with to provide for the people.

Examples and price points

On Amazon, I found multiple dog waste stations that are in the 100-250 dollar price range area. I'd say that is very cheap, depending on how much we purchase. I think the City of Beacon can totally afford this.



End

This is the end of my presentation, thank you for your time. If you have any questions, comments or concerns, please feel free to voice them.

New Beacon basketball hoops

Anastacia Guzman

Memorial Park

The one on the left would be singled rimmed, instead of being both doubled



Goal

To improve the City of Beacon basketball courts (Memorial park)

Make memorial park better then it already is, the double rims on the court make kids and teens shy away from going because of how hard it is to make shots, its unenjoyable for most people , but its also enjoyable for people who want a challenge the idea for memorial is to include one full court thats single rimmed while having the other court double rimmed in order to still keep the foot trafic for people who still enjoy the double rim and even rombout has doubled rims

Basketball nets (singled rimmed)

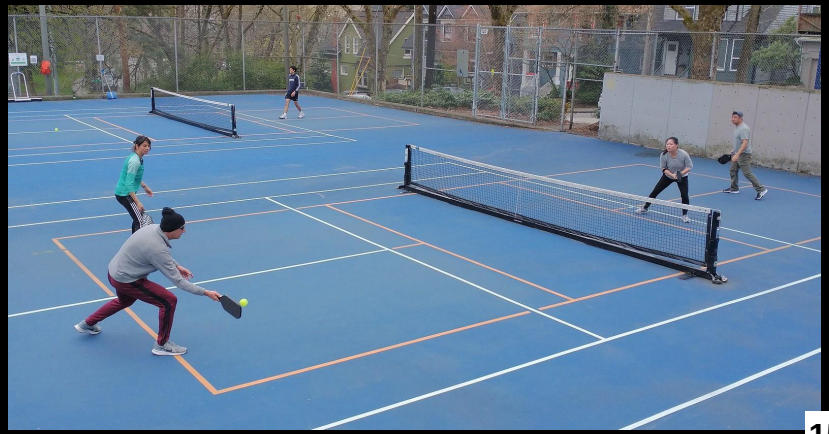
singled rimmed hoop

singled rimmed hoops double springed





New Pickleball courts



Why?

Pickleball courts could be seen in almost any town around the area...except Beacon. At Green St park there are currently pickleball courts with no nets. Additionally, at Loopers Plaza there are tennis courts with pickleball lines painted over making it hard for pickleballers to get some work in. Pickleball courts in beacon could bring residents together and expand the recreational opportunities. According to the Sports & Fitness Association, 24.3 million Americans played pickleball in 2025, a 479% increase since 2020. Just like pickleball, Beacon is a growing industry. Investing in pickleball courts would support a growing sport and city.

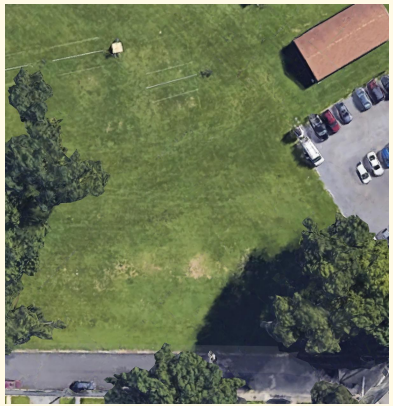
Costs?

Building permanent pickleball courts offers more long-term benefits but costs significantly more than simply installing nets on existing concrete/courts. Permanent courts provide a better playing experience, designated spaces, and opportunities for tournaments. However, nets are much cheaper, easier to install, and allow the city to introduce pickleball without major construction expenses. Overall nets are a more affordable short term option, while permanent courts are a better long-term investment. Building a new court costs around 30,000, while installing just a permanent nets a much cheaper option for introducing pickleball, although dedicated courts offer more long-term value.

Potential Locations

Purchasing and installing new pickleball nets for the existing lines on the basketball court at Green Street Park would be a cost effective option for the city. The already existing markings would mean that the city would not need to invest as much in constructing entirely new courts. The existing nets have deteroraited over time, so replacing them with higher quality, more durable nets could provide a longer-lasting solution and make the courts usable again.

Memorial park also presents opportunity for the development of dedicated pickleball courts. There are open areas throughout the park that could potentially accommodate new courts without requiring the city to purchase additional property. Constructing courts here would expand recreational opportunities for beacon residents while also giving pickleball players a designated place to play. Although this option comes at the cost of accessibility, parking, and park impact research (along with a higher price) its the better option in providing for pickleball specific opportunities.



Potential memorial park location, near the parking lots and memorial park equipment. Flat ground with minimal use and shade.

City of Beacon City Council Agenda
11/16/2026

Title:

Public Hearing for the 2027 Proposed Budget

ATTACHMENTS

2027 Proposed Budget

2027 Proposed Budget - Slide Deck

Proposed 2027 Budget: Highway Department

Proposed 2027 Budget: Water & Sewer Department

Proposed 2027 Budget: Wastewater Treatment Plant

Proposed 2027 Budget: Fire Department

Proposed 2027 Budget: Recreation Department

Proposed 2027 Budget: Police Department

CITY OF BEACON

2027

PROPOSED

BUDGET

City of Beacon
New York

Lee Kyriacou
Mayor

Office of the Mayor

October 5, 2026

Dear Members of the Beacon City Council:

As required by State law and the City Charter, I present to you at the first meeting in October the 2027 Proposed Budget, my seventh annual budget as Mayor for the City of Beacon.

Here's the bottom line: the Mayor's Proposed Budget for 2027:

- Provides ongoing and strategic increases in employee compensation,
- Continues all current services while absorbing substantial cost increases, and
- Like every budget as Mayor, stays below the State property tax cap.

Let me touch briefly on each of these before I hand off to others for details.

Fairly Compensating Employees. The 2027 Budget again includes significant salary increases for all employees, plus higher health and retirement expense – and also for this year comparative survey-based increases in management salaries. This reflects my priority on fairly compensating our dedicated and skilled employees, which also helps us retain the best talent and reduce overtime. This year we have more readily filled vacancies (e.g., down to one police officer vacancy), and significantly reduced overtime. As in 2026, this employee commitment requires tough fiscal discipline in the 2027 Budget, with no increase in employee count and a cap on non-employee discretionary spending.

Increasing Costs of Key Contracted Services: Several key services have expense increases in the 2027 Budget and beyond. The largest increase is for additional public support of ambulance/EMS service, where we needed to address the end of one provider's service – and where we expect to shift to sharing services with adjacent communities to manage expense. The other large increase is for hauling of wastewater treatment sludge, as our last agreement expired, and new bids saw significant increases in the per-ton costs.

Holding the Line on Property Tax Increases. As with all my Mayor Budgets, we stay at or under the State Property Tax Cap. The 2027 Budget proposes a six-cent decrease in the residential (Homestead) tax rate, down to $5.43 per $1,000 of assessed value. That rate is down more than two dollars since I became Mayor in 2020, and the lowest level in more than 16 years. For a home assessed at $500,000, this translates to a modest tax increase of about $107 (or 3.9%). To help accomplish this, the 2027 Budget will need to use $275,000 in General Fund Balance, which is in a strong position due to prior savings.

One Municipal Plaza, Beacon NY 12508 (845) 838-5000 mayor@beaconny.gov

All six of my Mayor Budgets have kept tax increases in roughly that same modest range, notwithstanding significantly higher inflation and property value increases since 2020. The ability to minimize property tax increases is due in large part to:

- The 10-year sales tax sharing agreement that I negotiated with the County in 2022, which continues to offset cost increases;
- Sustained new construction that reduces all taxes for all existing properties, with $46 million added to our tax rolls for this year, and over $270 million since 2020.
- The disciplined financial management of this administration.

Record Investment and Services. This financial discipline allows the City to expand services, undertake generational capital projects, and build the capacity of our small municipal government. We have and will continue to make historic investments in our parks, as well as major increases in our recreation programs, which have more than doubled in my tenure as Mayor. We are continuing to invest in hiring and retaining the best staff in each of our departments. All the while, we continue to be a leader in environmental sustainability – transitioning our vehicle fleet to hybrid and electric, investing in green energy, offering public composting and new e-waste recycling, planting trees, and reducing emissions at our closed landfill.

I want to express my appreciation to the residents for supporting our historic investments in infrastructure and human capital, which result in better quality of life and a highly professional City staff. Thank you to my City Council colleagues for their advocacy and support of City initiatives that continue to improve our community and quality of life. And finally, thank you to the dedicated employees of the City of Beacon, without whose daily commitment none of this would be possible.

I look forward to our upcoming discussions regarding this Proposed 2027 Budget.

Respectfully,



Lee Kyriacou
Mayor, City of Beacon

CITY OF BEACON

2027 PROPOSED BUDGET

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CITY OF BEACON
2027
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 2027 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2027.

DATE: October 5, 2026

		GENERAL	0% INCREASE WATER	10% INCREASE SEWER
APPROPRIATIONS		**29,539,155**	**4,417,533**	**5,522,514**
TOTAL REVENUE		**14,714,732**	**4,417,533**	**5,522,514**
BALANCE OF APPROPRIATIONS		**14,824,423**	**-**	**-**
FUND BALANCE APPROPRIATIONS				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(275,000)**		
Tax Levy:		**14,549,423**		
Allowable levy at tax cap	14,549,423			
Amount below cap	-			

		HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution		**10,532,761**	**4,016,662**	**14,549,423**
Base Proportion:		***72.392980***	***27.607020***	***100.00***
Rates:	***2027 Tax Rates***	**5.433298**	**8.250437**	
	2026 Tax Rates	**5.489724**	**8.710794**	
	Percentage Increase/Decrease	***-1.0279%***	***-5.2849%***	
Assessed Values:				
09/18/26 - TENTATIVE ROLL		***1,938,557,544***	***486,842,338***	***2,425,399,882***
11/20/25 - FINAL ROLL		***1,821,200,389***	***445,694,113***	***2,266,894,502***
	Percentage Increase	***6.44%***	***9.23%***	***6.99%***
	Dollar change	117,357,155	41,148,225	158,505,380

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,406	54,000	54,000	54,866	66,000	66,000	48,231	66,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	12,500	10,000	10,000	12,500	10,000	10,000	-	12,500	
A1010	416000	MATERIALS & SUPPLIES	512	500	500	116	500	500	355	500	
A1010	443200	TRAINING	-	500	500	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	10,749	11,383	11,501	11,501	12,468	12,468	12,306	13,167	
A1010	452000	CONSULTANT	17,270	13,680	13,680	13,104	14,088	14,088	5,768	7,944	
A1010	452010	GRANT WRITING CONSULTANT	-	8,000	7,882	-	4,000	4,000	-	4,000	
A1010	452020	COUNCIL INITIATIVES	-	75,000	25,000	-	100,000	100,000	-	100,000	
A1010	455000	VIDEOGRAPHER	20,600	22,600	22,600	21,125	22,600	22,600	13,808	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	2,618	10,000	10,000	-	10,000	
A1010	820000	SOCIAL SECURITY	4,485	4,896	4,896	4,189	5,814	5,814	3,472	6,005	
TOTAL CITY COUNCIL			**120,522**	**210,559**	**160,559**	**120,019**	**245,970**	**245,970**	**83,940**	**243,216**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,302	25,000	25,000	25,481	30,000	30,000	21,923	30,000	
A1210	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A1210	220000	OFFICE EQUIPMENT	-	150	150	137	-	-	-	-	
A1210	416000	MATERIALS & SUPPLIES	279	1,000	1,000	778	600	775	774	600	
A1210	443200	TRAINING	-	835	835	51	835	112	65	500	
A1210	462000	TRAVEL						98	98	100	
A1210	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1210	820000	SOCIAL SECURITY	7,189	1,913	7,767	7,024	2,295	2,295	1,475	2,295	
TOTAL MAYOR			**32,770**	**28,898**	**34,752**	**33,471**	**33,730**	**33,280**	**24,335**	**33,495**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	218,572	223,268	233,315	237,509	260,685	260,685	185,834	301,000	
A1230	105200	SICK LEAVE BONUS	1,200	1,200	2,000	2,000	2,000	2,000	1,000	1,000	
A1230	190000	SEVERANCE/RETIREMENT							27,736	-	
A1230	250000	PURCHASE EQUIPMENT	-	500	-	-	500	500	-	-	
A1230	416000	MATERIALS & SUPPLIES	217	300	100	44	300	300	210	300	
A1230	443200	TRAINING								500	
A1230	447200	REPAIR OF EQUIPMENT	-	-	700	700	750	750	-	750	
A1230	462000	TRAVEL	30	-	-	6	-	-	-	-	
A1230	820000	SOCIAL SECURITY	11,040	17,172	12,147	12,190	20,095	20,095	15,567	23,103	
TOTAL ADMINISTRATOR			**231,059**	**242,440**	**248,262**	**252,449**	**284,330**	**284,330**	**230,347**	**326,653**	
1325 FINANCE											
A1325	101000	REGULAR SALARIES	376,195	393,911	415,036	419,595	441,391	441,391	322,233	480,993	
A1325	105000	OVERTIME	10,270	10,000	20,000	20,590	16,000	16,000	15,585	17,000	
A1325	105200	SICK LEAVE BONUS	1,159	600	1,000	1,000	3,000	3,000	3,000	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	2,500	2,500	2,500	1,250	2,500	
A1325	416000	MATERIALS & SUPPLIES	5,264	4,000	5,000	3,932	4,000	4,000	2,524	4,500	
A1325	440700	ANNUAL AUDIT	48,250	40,000	40,580	50,750	40,000	40,000	10,000	44,000	
A1325	440702	GASB 75 VALUATION	19,500	5,000	9,750	9,750	20,000	20,000	10,000	10,000	
A1325	441500	SOFTWARE & SUPPORT	58,561	62,000	58,640	8,443	65,000	65,000	70,594	70,000	
A1325	443200	TRAINING	-	6,000	1,250	-	6,000	6,000	-	9,700	
A1325	452000	CONSULTANT	9,068	-	-	-	-	-	-	-	
A1325	462000	TRAVEL	-	1,000	-	-	1,000	1,000	-	500	
A1325	467000	ASSOCIATION DUES	-	650	650	292	650	650	-	650	
A1325	820000	SOCIAL SECURITY	28,795	31,328	32,978	32,024	35,411	35,411	24,711	38,517	
TOTAL FINANCE			**562,062**	**559,489**	**589,884**	**548,876**	**634,952**	**634,952**	**459,897**	**681,360**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	120	120		500	500	500	500	
A1355	109100	PART TIME CLERICAL	17,029	21,900	22,886	22,824	24,147	24,147	18,984	26,706	
A1355	416000	MATERIALS & SUPPLIES	-	750	750	688	500	500	63	500	
A1355	443200	TRAINING	-	500	500	37	500	500	-	500	
A1355	450200	APPRAISERS	-	8,000	7,000	2,500	6,000	-	-	5,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	58,416	61,000	61,000	60,990	62,820	69,490	69,490	71,575	
A1355	462000	TRAVEL			30	30					
A1355	820000	SOCIAL SECURITY	1,303	1,685	1,685	1,746	1,885	1,885	1,491	2,081	
TOTAL ASSESSMENT			**76,748**	**93,955**	**93,971**	**88,815**	**96,352**	**97,022**	**90,528**	**106,862**	
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,619	13,000	13,000	11,967	14,000	13,330	-	14,000	
TOTAL TAX ADVERTISING & EXPENSE			**12,619**	**13,000**	**13,000**	**11,967**	**14,000**	**13,330**	**-**	**14,000**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIF	-	1,000	1,000	-	1,000	-	-	1,000	
TOTAL PROPERTY ACQUIRED			**-**	**1,000**	**1,000**	**-**	**1,000**	**-**	**-**	**1,000**	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	25,000		25,000	25,000	-	25,000	
A1380	461202	ANNUAL FILING STATEMENT	1,861	2,600	2,600	3,591	2,900	2,900	-	2,900	
TOTAL FISCAL AGENT FEES			**1,861**	**27,600**	**27,600**	**3,591**	**27,900**	**27,900**	**-**	**27,900**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	118,988	122,416	127,925	130,801	137,745	137,745	100,559	153,932	
A1410	105000	OVERTIME	-	500	500	322	750	750	355	600	
A1410	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A1410	120000	HEALTH INSURANCE BUY-OUT	1,250	-	-	-	-	-	-		
A1410	416000	MATERIALS & SUPPLIES	1,847	2,000	2,018	2,367	2,500	2,500	1,599	2,100	
A1410	440801	FILING FEE COUNTY CLERK	-	100	100	-	100	100	-	100	
A1410	441000	BOOK BINDING	2,986	3,500	3,482	-	3,500	3,500	-	3,500	
A1410	441400	CODIFICATION	6,966	13,500	13,095	7,430	10,000	10,000	4,009	7,500	
A1410	441500	SOFTWARE & SUPPORT	17,815	17,815	18,220	18,220	18,340	18,340	9,866	20,000	
A1410	443200	TRAINING	1,999	2,600	2,600	2,490	2,600	2,600	2,292	4,700	
A1410	447000	RENTAL OF EQUIPMENT	2,017	2,100	2,100	1,553	2,100	2,100	2,071	2,100	
A1410	465000	POSTAGE	13,802	13,500	13,500	13,611	15,000	15,000	10,421	15,000	
A1410	467000	ASSOCIATION DUES	100	410	410	430	410	410	330	430	
A1410	470100	ADVERTISING	1,637	2,000	2,000	962	1,800	1,800	146	1,800	
A1410	820000	SOCIAL SECURITY	8,832	9,403	9,823	9,509	10,595	10,595	7,333	11,822	
TOTAL CITY CLERK			**178,239**	**189,844**	**195,773**	**187,695**	**205,440**	**205,440**	**138,981**	**223,584**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1420 LAW											
A1420	450400	ATTORNEYS	115,090	115,000	115,000	111,813	115,000	115,000	66,220	115,000	
A1420	450433	TAX CERTIORARI MATTERS	5,382	11,000	11,000	13,231	11,000	11,000	7,200	11,000	
A1420	450436	IN REM	8,013	10,000	15,000	32,308	10,000	10,000	7,754	15,000	
A1420	450437	PROPERTY ASSESSMENT SETTLI	7,449	15,000	5,900	-	15,000	15,000	-	10,000	
A1420	450439	CSEA MATTERS	-	2,500	2,500	-	2,500	2,500	264	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	2,500	2,500	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	329	5,000	5,000	3,948	5,000	5,000	-	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	5,138	15,000	7,500	5,969	10,000	10,000	8,400	10,000	
A1420	450461	TRAFFIC COURT	24,000	31,200	31,200	31,414	33,000	33,000	19,279	33,000	
A1420	450464	FIREHOUSES			41,089	33,589	-	-	-	-	
A1420	450600	ARBITRATORS	-	3,000	3,000	1,500	3,000	4,579	4,579	3,000	
A1420	456500	CIVIL ACTION EXPENSE	211	10,000	-	-	10,000	8,421	-	8,000	
TOTAL LAW			**165,612**	**220,200**	**239,689**	**233,772**	**217,000**	**217,000**	**113,696**	**215,000**	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	139,747	149,010	153,656	153,115	167,836	167,836	122,437	179,836	
A1430	105200	SICK LEAVE BONUS	-	-	1,000	1,000	1,000	1,000	1,000	1,000	
A1430	120000	HEALTH INSURANCE BUY-OUT	-	-	-	1,836	2,500	2,500	1,042	-	
A1430	416000	MATERIALS & SUPPLIES	23	1,200	1,200	1,188	1,000	1,000	-	1,000	
A1430	443200	TRAINING	1,321	9,200	5,262	1,361	5,700	5,700	1,066	4,700	
A1430	453800	WORKPLACE SERVICES	5,758	7,200	11,138	11,132	7,800	7,800	7,349	7,800	
A1430	467000	ASSOCIATION DUES	519	600	600	479	650	650	-	650	
A1430	470100	ADVERTISING	-	500	500	-	1,000	1,000	-	500	
A1430	820000	SOCIAL SECURITY	10,253	11,399	11,399	11,476	12,839	12,839	9,105	13,757	
TOTAL HUMAN RESOURCES			**157,621**	**179,109**	**184,755**	**181,587**	**200,325**	**200,325**	**141,999**	**209,243**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	38,737	38,000	47,013	53,537	46,000	46,000	35,027	45,000	
TOTAL ENGINEERING			**38,737**	**38,000**	**47,013**	**53,537**	**46,000**	**46,000**	**35,027**	**45,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	68,918	68,425	71,475	72,802	74,877	74,877	54,718	78,205	
A1620	105000	OVERTIME	2,733	2,400	2,400	3,287	3,000	3,000	2,108	3,000	
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	7,872	9,500	9,500	6,904	9,500	9,500	5,700	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	12,979	15,700	14,700	15,106	15,140	15,140	9,492	15,662	
A1620	412630	MASE HOOK & LADDER GAS HEA	4,301	1,100	4,927	8,502	-	-	2,936	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	5,755	10,000	9,490	7,801	9,770	9,770	6,330	10,444	
A1620	413100	EV CHARGING STATIONS	3,780	-	2,500	1,970	5,500	5,500	5,900	3,760	
A1620	416000	MATERIALS & SUPPLIES	7,620	9,500	12,087	9,955	11,000	11,000	5,947	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	47,893	-	-	-		
A1620	422005	WELCOME CENTER ELECTRIC	2,909	3,000	2,000	7,953	2,100	2,100	1,070	1,766	
A1620	422010	BEACON ENGINE ELECTRIC			2,878	9,426	-	860	860	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	11,608	15,600	28,100	37,541	30,900	30,900	24,659	40,688	
A1620	422030	MASE HOOK & LADDER ELECTRI	2,725	-	1,427	17,205	-	-	571	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	2,770	-	-	-		
A1620	422062	AREA LIGHTS ELECTRIC	535	500	500	610	525	525	378	624	
A1620	422098	CHARGING STATION ELECTRIC	2,053			19,213	23,900	22,900	7,823	12,907	
A1620	442000	EXTERMINATOR	370	3,000	3,000	1,714	3,000	3,000	1,346	3,000	
A1620	444000	JANITORIAL SERVICE	1,350	3,000	4,831	2,906	3,000	3,000	-	5,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	49,397	65,000	62,250	38,281	60,000	60,000	34,009	58,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	19,169	9,250	24,000	24,000	-	15,000	
A1620	447300	MAINTENANCE OF REAL PROPER	1,675	7,000	4,987	1,944	7,000	7,000	2,259	7,000	
A1620	447301	MAINTENANCE OF MUNICIPAL CE	11,666	15,000	12,300	22,408	15,000	16,000	11,379	23,000	
A1620	447302	MAINTENANCE OF MEMORIAL BL	184	5,000	1,097	265	5,000	5,000	-	14,000	
A1620	447307	MAINTENANCE OF FIREHOUSE	2,833	3,000	2,500	12,430	3,000	1,782	-	-	
A1620	820000	SOCIAL SECURITY	5,720	5,659	5,892	6,010	6,199	6,199	4,492	6,453	
TOTAL PUBLIC BUILDINGS			**210,133**	**269,534**	**281,160**	**367,296**	**315,561**	**315,203**	**183,227**	**322,159**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT	9,022	-	-	-	-	-	-		
A1650	423000	TELEPHONES	39,363	35,500	38,500	44,753	46,500	46,500	36,340	51,000	
A1650	423001	CELL PHONES	11,451	12,510	12,510	11,843	12,558	12,558	8,255	12,472	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**59,836**	**48,010**	**51,010**	**56,596**	**59,058**	**59,058**	**44,595**	**63,472**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,460	2,520	2,520	2,462	2,500	2,500	1,608	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,627	2,640	2,640	2,422	2,800	2,800	1,853	2,700	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,613	7,740	7,740	7,578	7,800	7,800	6,288	7,700	
TOTAL CENTRAL PRINTING			**12,700**	**12,900**	**12,900**	**12,462**	**13,100**	**13,100**	**9,749**	**12,900**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	68,226	58,716	58,336	55,939	42,266	42,266	1,718	75,588	
A1680	410400	WEB SITE FEES	9,085	8,785	9,165	9,165	8,863	10,215	10,214	9,195	
A1680	444100	LICENSE/PERMITS	30,692	47,591	47,591	39,203	58,935	58,935	69,507	77,380	
A1680	452003	IT CONSULTANT	66,781	65,100	65,100	60,237	65,100	65,100	57,020	65,100	
TOTAL TECHNOLOGY			**174,784**	**180,192**	**180,192**	**164,544**	**175,164**	**176,516**	**138,459**	**227,263**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	553,767	605,880	609,876	610,107	653,229	653,229	636,581	668,410	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	3,844	2,800	2,800	2,654	3,200	3,200	371	3,200	
A1910	434000	INSURANCE DEDUCTIBLES	-	8,000	500	25,000	8,000	6,000	-	8,000	
TOTAL INSURANCE			**557,611**	**616,680**	**613,176**	**637,761**	**664,429**	**662,429**	**636,952**	**679,610**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	550	450	575	575	575	1,600	1,600	575	
A1920	467100	ASSOCIATION DUES-NYCOM	5,326	5,491	5,366	5,326	5,326	5,326	5,326	5,326	
TOTAL MUNICIPAL DUES			**5,876**	**5,941**	**5,941**	**5,901**	**5,901**	**6,926**	**6,926**	**5,901**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	33,331	36,351	16,862	16,891	-	-	-	-	
TOTAL GENERAL ADMINISTRATION			**33,331**	**36,351**	**16,862**	**16,891**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	250,000	6,760	-	50,000	-	-	30,000	
A1990	400004	CONTINGENCY RETIREMENT	-	124,000	48,591	-	50,000	27,538	-	50,000	
TOTAL CONTINGENCY			**-**	**374,000**	**55,351**	**-**	**100,000**	**27,538**	**-**	**80,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	159,858	160,155	164,276	170,104	175,581	175,581	129,044	185,500	
A3120	101000	REGULAR SALARIES	2,400,304	2,776,046	2,536,046	2,495,097	2,952,322	2,952,322	2,017,476	3,139,680	
A3120	102000	CROSSING GUARD SALARIES	59,241	64,000	64,000	58,079	68,000	68,000	37,828	68,000	
A3120	105000	OVERTIME	1,036,569	1,045,390	1,250,390	1,176,465	1,093,576	1,093,576	563,358	1,001,915	
A3120	105001	OVERTIME-BUCKLE UP NY	1,028	2,000	2,000	-	2,000	2,000	931	2,000	
A3120	105004	OVERTIME-STOP DWI	2,861	5,500	5,500	1,020	5,500	5,500	1,821	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	12,791	13,000	13,000	7,558	8,000	8,000	7,455	15,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	3,413	4,000	4,000	-	4,000	4,000	2,583	4,000	
A3120	105018	OT - EVENTS	11,281	12,500	12,500	5,890	12,500	12,500	7,115	13,059	
A3120	105021	OT - FILMS	5,037	10,000	10,000	1,783	10,000	10,000	-	10,000	
A3120	105200	SICK LEAVE BONUS	9,751	12,540	12,540	7,250	8,886	8,886	5,291	13,750	
A3120	105204	SECONDARY LANGUAGE	2,495	3,000	3,000	2,719	4,000	4,000	-	4,400	
A3120	106000	CLERICAL SALARIES	67,153	66,247	71,726	72,989	72,321	72,321	54,740	75,482	
A3120	106001	POLICE ASSISTANT	125,537	142,498	148,872	154,141	162,862	162,862	115,604	173,212	
A3120	108001	HOLIDAY PAY	105,160	123,056	123,056	111,057	122,001	122,001	4,386	156,084	
A3120	119000	CLOTHING ALLOWANCE	21,507	20,900	20,900	17,377	20,900	21,300	23,300	23,200	
A3120	120000	HEALTH INSURANCE BUYOUT	15,000	17,500	17,500	12,500	15,000	13,500	1,250	16,250	
A3120	190000	SEVERANCE/RETIREMENT PAY	148,426	-	-	6,693	-	18,885	18,885		
A3120	220001	COMPUTER EQUIPMENT	23,871	16,943	16,943	16,249	18,153	18,153	11,623	22,413	
A3120	250000	EQUIPMENT	23,706	11,547	16,763	15,312	4,409	4,409	8,536	2,000	
A3120	251200	BODY ARMOR	9,337	13,072	15,000	12,042	12,290	12,290	2,255	12,290	
A3120	412400	FIREARMS	38,734	38,791	40,963	29,315	40,211	40,211	22,711	46,795	
A3120	412401	LESS LETHAL	8,078	21,838	21,838	21,146	11,678	11,678	3,195	12,453	
A3120	413000	GAS & DIESEL	30,275	35,820	30,287	29,972	30,421	30,421	22,558	35,627	
A3120	416000	MATERIALS & SUPPLIES	12,162	17,510	17,557	11,745	18,000	17,850	7,050	18,540	
A3120	416800	TICKETS	16,916	20,000	17,765	11,870	20,000	20,000	664	18,000	
A3120	418900	TRAFFIC LIGHTS	12,640	11,000	18,203	28,567	22,000	22,000	10,662	25,000	
A3120	419000	CLOTHING REPAIRS	235	700	700	-	700	700	-	700	
A3120	422015	CAMERA ELECTRIC	395	500	500	601	525	525	303	501	
A3120	440200	AUTO BODY REPAIRS	-	6,000	6,000	3,570	5,000	5,000	-	5,000	
A3120	443200	TRAINING	13,906	26,000	19,421	4,522	24,000	24,000	2,937	22,000	
A3120	443203	CANDIDATE EVALUATION	3,859	9,750	9,750	3,300	8,000	8,000	2,007	6,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A3120	445100	MAINTENANCE OF EQUIPMENT	41,943	51,004	51,004	17,293	50,692	50,692	43,955	50,543	
A3120	447000	RENTAL OF EQUIPMENT	34,297	47,916	47,916	34,321	49,169	49,169	32,071	49,169	
A3120	447200	REPAIR OF EQUIPMENT	20,103	32,000	32,000	23,321	32,000	32,000	12,564	32,000	
A3120	452021	CASE MANANGEMENT	81,233	90,000	90,000	88,500	95,000	95,000	70,000	104,500	
A3120	453000	MEDICAL EMERGENCY SERVICES	651	1,000	1,000	644	1,000	1,000	567	1,000	
A3120	462000	TRAVEL	716	1,000	918	1,030	1,000	1,000	738	1,000	
A3120	464000	MEALS, LAUNDRY	214	500	582	344	500	500	92	500	
A3120	467000	ASSOCIATION DUES	1,300	3,000	3,000	1,300	2,000	2,150	2,000	2,000	
A3120	479800	YOUTH PROGRAM	896	7,000	7,000	2,188	11,000	11,000	3,964	11,000	
A3120	810000	RETIREMENT	1,139,848	1,414,142	1,406,642	1,277,060	1,535,183	1,535,183	-	1,640,104	
A3120	820000	SOCIAL SECURITY	286,806	342,592	343,814	287,204	362,415	362,415	207,872	375,388	
TOTAL POLICE			**5,989,533**	**6,697,957**	**6,674,872**	**6,222,138**	**7,092,795**	**7,110,580**	**3,459,391**	**7,401,555**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	542,667	669,638	669,638	694,746	714,237	714,237	529,227	757,099	
A3130	105000	OVERTIME	122,694	117,104	152,104	140,222	147,394	147,394	95,135	164,458	
A3130	105200	SICK LEAVE BONUS	2,500	3,500	3,500	2,500	1,000	1,000	750	1,000	
A3130	105202	ON-CALL STIPEND	15,875	15,600	15,600	15,950	15,600	15,600	13,650	20,800	
A3130	106000	CLERICAL SALARIES	66,660	65,914	68,808	70,072	72,029	72,029	52,624	59,259	
A3130	108001	HOLIDAY PAY	36,023	29,044	29,044	34,057	29,085	29,085	-	37,855	
A3130	119000	CLOTHING ALLOWANCE	4,350	4,200	4,200	4,200	4,200	5,300	5,300	4,800	
A3130	120000	HEALTH INSURANCE BUY	1,250	2,500	2,500	-	-	-	-	2,500	
A3130	190000	SEVERANCE/RETIREMENT PAY	98,729	-	-	-	-	-	-		
A3130	250000	EQUIPMENT	14,211	-	-	-	-	-	-		
A3130	416000	MATERIALS & SUPPLIES	7,125	7,000	8,321	7,102	7,000	7,000	5,870	8,000	
A3130	445100	MAINTENANCE OF EQUIPMENT	9,052	10,000	15,000	15,000	18,000	18,000	16,395	25,000	
A3130	462002	PRISONER TRANSPORT	862	2,000	2,000	810	2,000	2,000	738	2,000	
A3130	468200	TOWING/IMPOUNDS	1,015	2,000	2,000	640	1,500	1,500	-	2,000	
A3130	820000	SOCIAL SECURITY	64,104	69,233	69,454	71,537	75,241	75,325	51,733	79,963	
TOTAL DETECTIVES			**987,117**	**997,733**	**1,042,169**	**1,056,836**	**1,087,286**	**1,088,470**	**771,422**	**1,164,734**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	119,921	122,700	128,221	122,308	120,000	120,000	87,692	160,000	
A3410	101000	REGULAR SALARIES	1,264,230	1,222,122	1,222,122	1,246,457	1,407,834	1,407,834	1,012,308	1,646,621	
A3410	103701	HEALTH CARE WORKER BONUS	4,500	-	-	-	-	-	-		
A3410	105101	OVERTIME	287,094	391,769	391,769	344,049	436,032	436,032	266,084	440,000	
A3410	105200	SICK LEAVE BONUS	11,073	13,100	13,500	13,500	16,329	16,329	15,328	17,000	
A3410	108002	KELLY DAYS	45,649	60,634	60,634	57,988	70,304	70,304	-	77,029	
A3410	119000	CLOTHING ALLOWANCE	600	11,200	11,200	11,041	12,450	12,450	12,450	12,050	
A3410	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	15,000	15,000	15,000	5,000	16,250	
A3410	190000	SEVERANCE/RETIREMENT	-	-	-	18,364	-	-	-		
A3410	250000	EQUIPMENT	99,149	53,614	67,411	63,523	53,321	69,901	39,564	50,008	
A3410	413000	GAS & DIESEL	26,229	25,238	25,238	22,759	21,360	21,360	16,877	26,233	
A3410	416000	MATERIALS & SUPPLIES	8,066	9,000	12,024	11,648	11,000	11,000	5,035	12,500	
A3410	432201	VOLUNTEER SERVICE AWARD PF	53,242	57,000	57,000	56,996	55,000	55,503	55,503	53,944	
A3410	441500	COMPUTER SUPPORT/DATA	6,196	12,238	9,872	9,155	12,834	12,834	9,155	13,486	
A3410	443200	RECRUIT & OFFICER TRAINING	10,483	21,000	15,000	4,430	23,620	23,620	6,830	21,000	
A3410	445100	MAINTENANCE OF EQUIPMENT	24,554	36,547	31,547	23,906	43,058	43,058	27,339	51,480	
A3410	447200	REPAIR OF EQUIPMENT	74,479	28,000	68,000	64,649	50,000	50,000	39,026	50,000	
A3410	453700	EMPLOYEE PHYSICALS	4,150	10,850	10,850	8,537	11,643	11,140	9,093	12,209	
A3410	454010	AMBULANCE SERVICES	218,000	226,400	223,376	223,376	232,045	232,045	152,038	450,000	
A3410	454400	ASSISTANT CHIEF STIPEND	10,000	10,000	10,000	10,000	12,000	12,000	9,000	12,000	
A3410	461900	FIRE PREVENTION	863	900	900	897	900	900	-	900	
A3410	462000	TRAVEL	66	1,200	1,200	77	1,200	1,200	880	1,200	
A3410	467000	ASSOCIATION DUES	700	1,040	1,040	740	1,040	1,040	225	1,040	
A3410	810000	RETIREMENT	381,045	525,826	518,326	454,565	585,252	585,252	-	590,166	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	-	
A3410	820000	SOCIAL SECURITY	122,371	139,729	140,182	132,827	158,925	158,925	102,144	181,225	
TOTAL FIRE			**2,846,164**	**3,054,181**	**3,093,486**	**2,985,296**	**3,420,221**	**3,436,801**	**1,871,571**	**3,896,341**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	36	400	500	410	500	500	480	1,000	
A3510	416000	MATERIALS & SUPPLIES	225	250	150	-	250	250	188	250	
A3510	459300	VETERINARY SERVICES	6,872	600	500	-	600	600	-	600	
A3510	459301	DOG HOUSING	750	1,500	1,600	1,550	2,500	2,500	525	2,000	
A3510	820000	SOCIAL SECURITY	2	31	31	31	38	38	37	77	
TOTAL ANIMAL CONTROL			**7,885**	**2,781**	**2,781**	**1,991**	**3,888**	**3,888**	**1,230**	**3,927**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	352,749	362,666	382,462	370,030	398,778	398,778	288,801	428,708	
A3620	103100	TEMPORARY POSITION	2,100	-	-	-	-	-	-	9,600	
A3620	105000	OVERTIME	301	500	1,035	705	1,000	1,000	799	2,000	
A3620	105200	SICK LEAVE BONUS	1,728	2,015	2,400	2,400	3,400	3,808	3,808	2,400	
A3620	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	4,500	7,021	5,000	5,000	3,333	5,000	
A3620	190000	SEVERANCE/RETIREMENT				15,465			-		
A3620	250000	EQUIPMENT		8,820	8,968	8,773	2,750	2,750	-	1,500	
A3620	411900	EDUCATIONAL SUPPLIES	-	3,410	3,262	-	3,400	1,102	-	4,114	
A3620	413000	GAS & DIESEL	2,285	2,027	2,027	1,600	1,616	1,616	1,385	1,910	
A3620	416000	MATERIALS & SUPPLIES	892	1,000	1,107	2,885	1,000	1,000	851	1,500	
A3620	441500	SOFTWARE & SUPPORT	53,601	16,700	16,700	9,085	17,936	19,826	19,826	21,000	
A3620	443200	TRAINING	1,855	2,100	2,100	1,500	2,310	2,310	1,860	3,810	
A3620	447200	REPAIR OF EQUIPMENT	-	2,000	2,129	621	2,200	2,200	275	2,500	
A3620	820000	SOCIAL SECURITY	28,056	28,319	29,737	29,706	31,226	31,226	22,099	34,250	
TOTAL BUILDING DEPT			**448,567**	**434,557**	**456,427**	**449,791**	**470,616**	**470,616**	**343,037**	**518,292**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	113,576	112,000	121,542	123,695	122,892	122,892	94,532	135,000	
A5110	101000	REGULAR SALARIES	1,086,438	1,154,015	1,205,458	1,129,714	1,277,899	1,277,899	829,774	1,353,366	
A5110	103100	TEMPORARY POSITION	12,245	18,240	18,240	18,195	19,200	19,200	19,193	20,160	
A5110	105000	OVERTIME	68,980	36,000	36,000	67,736	45,000	45,000	27,592	65,000	
A5110	105200	SICK LEAVE BONUS	2,415	3,500	5,581	5,581	5,000	6,431	6,430	8,000	
A5110	112500	MEALS	1,176	750	750	581	1,000	1,000	399	1,000	
A5110	119000	CLOTHING ALLOWANCE	8,429	9,425	9,425	8,068	9,425	9,425	650	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	5,000	5,000	5,000	1,250	2,500	
A5110	190000	SEVERANCE/RETIREMENT PAY			75,409	75,409	-	1,864	1,863	-	
A5110	250000	EQUIPMENT	-	17,500	17,500	14,710	16,500	16,500	14,759	16,500	
A5110	410100	ANTI-FREEZE	-	500	510	510	1,000	1,000	-	1,000	
A5110	411200	CONCRETE/CEMENT	813	5,000	3,765	3,736	4,500	3,000	682	2,500	
A5110	411300	BLACKTOP	2,167	4,500	4,900	4,077	4,500	6,000	3,710	6,500	
A5110	412300	FENCE	-	600	600	-	600	600	360	600	
A5110	412801	FLAGS	2,200	2,500	2,500	2,200	2,500	2,500	2,307	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,000	6,000	6,000	4,487	6,000	6,000	396	6,000	
A5110	413000	GAS & DIESEL	50,610	61,011	59,736	59,014	55,170	55,170	34,900	71,058	
A5110	413001	BVAC GAS	11,380	17,138	17,138	12,500	16,182	16,182	11,921	20,442	
A5110	413002	VEHICLE OIL	2,152	6,000	4,800	-	6,000	6,000	6,781	7,000	
A5110	413200	GRATES	6,007	6,000	5,500	1,851	5,000	5,000	2,471	5,000	
A5110	413500	GREASE & LUBES	487	750	750	-	750	750	-	750	
A5110	415400	TOOLS	2,085	3,000	2,900	3,141	3,000	3,000	427	3,000	
A5110	416000	MATERIALS & SUPPLIES	22,283	20,000	28,648	24,078	26,000	33,276	19,111	30,000	
A5110	416300	PAINTS	-	1,000	400	-	1,000	1,000	-	1,000	
A5110	416400	PIPE	-	1,000	1,000	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	2,517	2,000	3,380	1,459	1,500	1,500	-	1,500	
A5110	417100	ROAD MARKINGS	33,258	60,000	60,000	36,060	45,000	37,500	-	30,000	
A5110	417200	GUARD RAILS	-	3,000	3,000	-	2,000	2,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	1,422	2,500	2,500	1,539	2,500	2,500	1,599	2,500	
A5110	417900	SIGNS & POSTS	5,833	10,000	10,000	9,004	9,000	9,000	6,000	10,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A5110	418200	STONE	-	3,000	3,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	6,467	11,000	11,000	3,404	11,000	11,000	4,581	11,000	
A5110	418800	TAR	-	30,000	24,811	-	30,000	21,305	-	25,000	
A5110	419000	UNIFORM CLEANING	1,523	1,600	1,600	1,655	2,000	2,000	1,499	2,500	
A5110	419600	WEED CONTROL	2,559	4,500	3,120	1,101	4,500	4,500	818	3,300	
A5110	419700	WELDING SUPPLIES	-	500	500	-	1,000	1,000	-	1,000	
A5110	422081	DPW ELECTRIC	3,889	3,700	3,700	15,236	3,885	3,885	2,002	3,304	
A5110	424001	DPW WATER & SEWER	1,000	1,600	1,600	1,463	1,600	1,600	586	1,600	
A5110	441500	COMPUTER SOFTWARE/SUPPORT						3,525		-	
A5110	443200	TRAINING	500	2,500	2,500	600	2,500	2,500	195	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	200	1,000	1,000	150	1,000	1,000	614	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	44,419	45,000	47,500	45,437	45,000	51,000	24,354	61,500	
A5110	447000	RENTAL OF EQUIPMENT	261	3,000	3,000	130	2,000	2,000	-		
A5110	447200	REPAIR OF EQUIPMENT	69,165	85,000	83,377	70,581	85,000	80,224	37,402	88,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	-	1,265	1,265	-	1,500	
A5110	447214	REPAIR OF BUS SHELTERS	1,549	1,500	1,500	-	1,500	1,500	-	1,000	
A5110	447300	REPAIR OF REAL PROPERTY	1,517	5,000	5,211	3,885	5,000	5,000	966	4,500	
A5110	448000	TREE MAINTENANCE	13,831	30,000	30,000	24,771	26,000	26,000	13,580	26,000	
A5110	462000	TRAVEL	68	150	150	59	150	150	88	150	
A5110	820000	SOCIAL SECURITY	91,924	102,428	107,253	101,782	113,634	113,634	70,041	121,976	
TOTAL HIGHWAY			**1,684,610**	**1,901,672**	**2,045,019**	**1,882,599**	**2,035,152**	**2,034,277**	**1,243,833**	**2,174,131**	
5142 SNOW											
A5142	105000	OVERTIME	48,873	90,000	90,000	92,112	90,000	110,000	94,353	90,000	
A5142	112500	MEALS	1,043	2,000	2,000	2,359	2,000	2,000	2,524	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	25,500	
A5142	416000	MATERIALS & SUPPLIES	2,397	4,000	3,800	2,588	4,000	4,000	4,072	4,000	
A5142	417600	SAND & SALT	59,444	120,000	117,200	87,924	120,000	120,000	128,551	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	-	-	2,000	2,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	32,579	35,000	40,500	41,554	34,000	66,000	56,927	35,000	
A5142	820000	SOCIAL SECURITY	3,618	7,038	7,038	6,822	7,038	7,038	7,088	7,038	
TOTAL SNOW			**147,954**	**262,538**	**262,038**	**233,359**	**260,538**	**312,538**	**293,515**	**285,538**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	13,033	12,000	12,000	3,090	10,000	10,000	1,288	7,500	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	3,789	3,788	3,000	6,170	5,170	1,500	
TOTAL STREET LIGHTS			**13,033**	**13,500**	**15,789**	**6,878**	**13,000**	**16,170**	**6,458**	**9,000**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	20,000	17,716	17,716	20,000	20,000	20,000	-	25,000	
TOTAL BUS OPERATIONS			**20,000**	**17,716**	**17,716**	**20,000**	**20,000**	**20,000**	**-**	**25,000**	
6150 FOOD ASSISTANCE											
A6150	470500	COMMUNITY OUTREACH	-	-	50,000	21,050	-	-	-	-	
TOTAL FOOD ASSISTANCE			**-**	**-**	**50,000**	**21,050**	**-**	**-**	**-**	**-**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7110 PARK											
A7110	101000	REGULAR SALARIES	152,834	150,442	157,113	159,892	167,465	167,465	119,909	175,147	
A7110	103100	TEMPORARY POSITION	39,821	36,480	36,480	45,962	38,400	38,400	27,995	40,320	
A7110	105000	OVERTIME	4,120	4,500	4,500	2,159	4,500	4,500	3,076	4,500	
A7110	105020	OT BATHROOMS	155	600	600	299	500	500	440	500	
A7110	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A7110	112500	MEALS	119	100	100	63	100	100	49	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	-	18,000	18,000	15,859	2,000	2,000	290	1,500	
A7110	411000	CLEANING SUPPLIES	814	2,000	2,000	1,398	1,500	1,500	604	2,000	
A7110	412300	FENCE	-	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,200	6,625	6,625	5,290	4,839	4,839	4,730	5,897	
A7110	415400	TOOLS	238	750	750	-	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	2,666	6,000	6,000	2,705	4,000	4,000	1,493	3,500	
A7110	416300	PAINTS	-	1,000	1,000	-	1,000	1,000	-	750	
A7110	419600	WEED CONTROL	708	1,500	1,500	-	1,000	1,000	204	1,000	
A7110	422095	PARK ELECTRIC	6,869	7,000	7,000	16,288	7,350	5,509	4,142	6,834	
A7110	444000	JANITOR SERVICE	20,514	30,320	22,820	13,820	11,845	13,686	13,055	11,923	
A7110	447200	REPAIR OF EQUIPMENT	3,356	4,000	8,053	4,833	4,000	4,000	1,964	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	-	12,000	36,947	26,904	3,000	3,000	576	2,000	
A7110	448000	TREE MAINTENANCE	6,111	9,000	9,000	-	9,000	9,000	1,950	8,000	
A7110	820000	SOCIAL SECURITY	14,378	14,751	15,261	15,096	16,238	16,238	11,073	16,973	
TOTAL PARK			**259,203**	**306,618**	**335,299**	**311,868**	**279,037**	**279,037**	**191,550**	**287,244**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	43,333	47,500	47,500	60,804	49,875	49,875	64,676	81,200	
A7112	416000	MATERIALS & SUPPLIES	660	1,500	1,986	1,886	1,250	1,250	530	2,300	
A7112	422096	SETTLEMENT CAMP ELECTRIC	1,277	1,300	10,800	18,984	9,200	9,200	9,112	15,044	
A7112	444000	JANITOR SERVICE	4,975	5,000	5,500	5,500	5,665	5,665	-	6,000	
A7112	445100	MAINTENANCE OF EQUIPMENT	6,438	4,000	7,275	4,638	7,500	7,500	869	7,000	
A7112	447300	REPAIR OF REAL PROPERTY	6,617	26,800	9,953	2,858	15,000	11,010	2,989	14,000	
A7112	448000	TREE MAINTENANCE	6,810	9,750	9,750	5,850	9,750	9,750	7,731	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	300	1,250	2,072	1,441	1,250	1,250	150	1,250	
A7112	820000	SOCIAL SECURITY	2,940	3,634	4,652	4,652	3,815	3,815	4,968	6,212	
TOTAL USC			**73,350**	**100,734**	**99,488**	**106,613**	**103,305**	**99,315**	**91,025**	**142,756**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	130,241	174,726	180,075	183,499	189,057	189,057	146,213	206,538	
A7140	103702	CHILD CARE WORKERS BONUS	60,396	-	-	-	-	-	-		
A7140	105000	OVERTIME	414	2,000	2,000	948	1,000	1,000	357	1,000	
A7140	105200	SICK LEAVE BONUS	1,417	900	2,000	2,000	4,000	4,000	3,000	1,000	
A7140	109102	RECREATION DIRECTOR	72,488	72,575	78,758	80,154	80,683	80,683	62,064	93,462	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	-	-	-		
A7140	120000	HEALTH BUYOUT	2,083	2,500	2,500	-	-	-	-		
A7140	173102	AFTER SCHOOL COUNSELORS	108,091	112,000	112,000	98,720	126,000	126,000	89,392	147,670	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIA	20,650	25,200	25,200	16,240	18,900	18,900	12,138	18,900	
A7140	190000	SEVERANCE/RETIREMENT PAY	12,279	-	-	-	-	-	-		
A7140	250000	EQUIPMENT	15,833	25,000	32,931	32,931	25,000	25,000	13,282	25,000	
A7140	413000	GAS & DIESEL	265	375	520	560	423	423	920	704	
A7140	416000	MATERIALS & SUPPLIES	3,721	3,750	7,206	5,911	3,500	3,500	1,482	3,600	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	13,659	16,000	17,491	16,715	16,000	16,000	9,637	16,000	
A7140	417601	LANDSCAPE MATERIAL	2,333	7,500	17,441	17,695	10,000	9,565	5,756	10,000	
A7140	417602	PLAY SAFETY SURFACE	8,700	11,800	6,720	6,650	9,000	9,435	9,435	10,000	
A7140	422097	23 W CENTER ELECTRIC	4,129	4,500	4,500	11,745	4,725	4,725	3,941	6,502	
A7140	423202	23 W CENTER ALARM	967	2,500	2,500	1,352	2,500	2,500	628	1,500	
A7140	441500	SOFTWARE & SUPPORT	6,050	6,500	6,500	6,271	6,500	7,500	6,996	7,500	
A7140	446000	PRINTING/COPIER LEASE	3,644	3,020	3,020	3,207	3,020	3,020	1,754	3,020	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A7140	446010	YARD SALE AD PRINTING	540	1,500	1,500	1,234	1,500	1,500	1,495	1,500	
A7140	447000	RENTAL OF EQUIPMENT	15,615	12,500	13,950	14,270	12,500	12,500	6,319	12,500	
A7140	447200	REPAIR OF EQUIPMENT	-	1,500	3,446	1,946	3,000	3,000	-	2,000	
A7140	447300	REPAIR OF PROPERTY	13,793	25,000	10,066	7,201	20,000	19,000	3,419	18,000	
A7140	462000	TRAVEL	18	100	100	-	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	1,922	2,500	2,162	1,937	2,500	2,500	1,767	12,500	
A7140	470600	CELEBRATION	16,637	20,000	23,438	21,369	17,500	17,500	15,888	19,000	
A7140	471500	FIREWORKS	10,000	12,500	12,500	12,500	15,000	15,000	15,000	17,500	
A7140	476306	SPORT CAMP	2,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
A7140	477200	SOFTBALL - WOMENS	3,959	7,500	7,500	4,024	7,500	7,500	3,440	7,500	
A7140	477254	SOFTBALL - MENS	4,185	7,500	7,500	5,148	7,500	7,500	4,009	7,500	
A7140	477500	SUMMER BASKETBALL	16,172	16,000	16,000	15,093	16,000	16,000	4,607	17,500	
A7140	478100	SUMMER CAMP PROGRAM	9,209	16,100	14,000	13,198	18,500	18,500	18,588	22,900	
A7140	478700	TENNIS	2,356	5,000	3,585	2,720	5,000	5,000	-	5,000	
A7140	479600	WOMENS VOLLEYBALL	-	500	500	-	500	500	-	500	
A7140	479900	COMMUNITY INVESTMENT	17,550	-	-	-	-	-	-		
A7140	820000	SOCIAL SECURITY	28,675	27,924	28,890	26,535	30,657	30,657	21,947	34,400	
TOTAL RECREATION			**609,991**	**631,295**	**650,824**	**615,773**	**662,065**	**662,065**	**467,474**	**734,796**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	41,286	38,000	38,000	52,455	47,000	47,000	52,114	52,000	
A7141	250000	EQUIPMENT	-	10,000	10,000	-	8,000	6,355	6,249	7,500	
A7141	410900	CHEMICALS	11,726	15,000	8,180	8,149	15,000	15,000	4,350	15,000	
A7141	416000	MATERIALS & SUPPLIES	2,340	3,000	2,965	1,204	1,500	6,705	4,501	1,500	
A7141	443200	TRAINING	-	1,000	1,436	1,436	1,500	1,500	1,923	2,000	
A7141	444100	LICENSE & PERMIT FEE	235	235	235	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIPMENT	-	1,500	1,500	-	-	-	-		
A7141	445102	POOL START-UP/CLEANING	8,187	7,500	7,603	7,603	7,500	7,930	429	8,000	
A7141	447200	REPAIR OF EQUIPMENT	-	5,000	5,000	254	7,500	7,500	15,280	7,500	
A7141	820000	SOCIAL SECURITY	3,158	2,907	4,013	4,013	3,596	3,596	3,987	3,978	
TOTAL SWIMMING POOL FACILITY			**66,932**	**84,142**	**78,932**	**75,349**	**91,831**	**95,821**	**89,068**	**97,713**	
7620	**ADULT RECREATION**										
A7620	470600	SENIOR PROGRAMS	4,050	4,800	4,800	4,300	5,300	5,300	2,450	5,300	
A7620	476500	SENIOR ART	3,500	5,000	5,000	5,000	4,800	4,800	3,000	5,200	
TOTAL ADULT RECREATION			**7,550**	**9,800**	**9,800**	**9,300**	**10,100**	**10,100**	**5,450**	**10,500**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8010	105000	OVERTIME	800	1,500	1,500	1,335	2,000	2,000	1,025	2,000	
A8010	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	199	200	200	-	250	
A8010	455000	VIDEOGRAPHER	5,150	4,800	5,000	4,683	5,000	5,000	3,333	5,000	
A8010	820000	SOCIAL SECURITY	506	1,462	1,532	1,387	1,707	1,707	1,070	1,834	
TOTAL ZONING			**23,072**	**25,758**	**26,941**	**26,682**	**29,527**	**29,527**	**20,093**	**31,355**	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8020	105000	OVERTIME	1,670	2,750	2,750	2,993	3,100	3,100	2,059	3,100	
A8020	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8020	416000	MATERIALS & SUPPLIES	1,897	2,200	2,233	1,417	2,200	2,200	1,686	2,200	
A8020	443200	TRAINING	-	500	500	140	500	500	-	500	
A8020	452000	CONSULTANT	37,275	30,000	30,000	35,000	35,000	34,700	14,545	35,000	
A8020	455000	VIDEOGRAPHER	5,250	4,800	6,200	5,900	6,200	6,500	4,583	6,500	
A8020	820000	SOCIAL SECURITY	558	1,558	1,628	1,502	1,792	1,792	1,143	1,918	
TOTAL PLANNING			**63,266**	**59,604**	**62,020**	**66,030**	**69,412**	**69,412**	**38,681**	**71,489**	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	82,462	90,000	90,000	88,319	90,000	90,000	42,964	92,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	770,444	790,000	790,000	741,361	746,000	746,000	360,076	770,000	
A8160	449101	ADD A CAN EXPENSE	95	150	150	70	150	150	3	100	
A8160	449300	RECYCLING HAULING	230,131	231,000	226,900	230,131	232,500	232,500	115,065	241,000	
A8160	449301	RECYCLING DISPOSAL	96,625	120,000	115,000	70,445	104,000	104,000	39,170	86,000	
A8160	449600	COMPOST PROGRAM	9,374	15,000	15,000	8,625	15,000	15,000	8,438	12,000	
TOTAL SANITATION			**1,189,131**	**1,246,150**	**1,237,050**	**1,138,951**	**1,187,650**	**1,187,650**	**565,716**	**1,201,100**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,800	-	10,000	10,000	5,415	8,000	
A8170	447200	REPAIR OF EQUIPMENT	18,205	20,000	39,752	40,781	30,000	30,000	8,848	20,000	
TOTAL STREET CLEANING			**18,205**	**27,500**	**42,552**	**40,781**	**40,000**	**40,000**	**14,263**	**28,000**	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	99,151	98,555	105,819	109,232	108,510	108,510	82,048	114,892	
A8189	105000	OVERTIME	1,839	2,300	2,300	3,159	2,300	2,300	2,355	2,300	
A8189	105200	SICK LEAVE BONUS	600	893	1,488	1,488	1,000	1,000	1,000	1,000	
A8189	112500	MEALS	14	100	100	21	100	100	-	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	1,713	1,712	-	
A8189	412650	TRANSFER STATION GAS HEAT	2,903	8,700	8,700	7,445	8,960	8,960	4,642	7,659	
A8189	413000	GAS & DIESEL	10,230	16,300	16,300	9,761	12,830	12,830	7,252	13,540	
A8189	415400	TOOLS	519	1,200	1,200	-	1,200	700	-	700	
A8189	416000	MATERIALS & SUPPLIES	2,320	2,000	2,000	280	5,000	6,200	6,148	6,000	
A8189	418600	TUBES & TIRES	651	800	800	-	1,000	1,000	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	3,086	1,575	1,575	1,567	2,586	
A8189	447200	REPAIR OF EQUIPMENT	51,124	25,000	29,226	25,616	20,000	20,000	5,585	15,000	
A8189	447300	REPAIR OF REAL PROPERTY	14,173	10,000	4,074	1,274	7,500	6,800	-	4,000	
A8189	820000	SOCIAL SECURITY	7,261	7,866	8,467	8,135	8,636	8,636	6,291	9,124	
TOTAL TRANSFER STATION			**191,435**	**176,189**	**182,949**	**170,147**	**179,586**	**181,299**	**118,600**	**178,876**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	400,865	506,005	506,005	491,371	603,170	603,170	-	631,206	
TOTAL RETIREMENT			**400,865**	**506,005**	**506,005**	**491,371**	**603,170**	**603,170**	**-**	**631,206**	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	329,038	300,476	300,476	300,476	337,227	337,227	337,227	302,265	
A9040	832001	VOLUNTEER FIREFIGHTERS	8,406	1,314	1,314	1,314	-	-	-	-	
TOTAL COMPENSATION			**337,444**	**301,790**	**301,790**	**301,790**	**337,227**	**337,227**	**337,227**	**302,265**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	3,709	800	800	22,277	4,000	4,000	3,262	3,000	
TOTAL UNEMPLOYMENT			**3,709**	**800**	**800**	**22,277**	**4,000**	**4,000**	**3,262**	**3,000**	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,219	5,500	5,500	4,204	5,500	5,500	1,782	5,500	
TOTAL DISABILITY			**4,219**	**5,500**	**5,500**	**4,204**	**5,500**	**5,500**	**1,782**	**5,500**	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,817,599	3,772,465	3,772,465	3,095,916	4,251,849	4,251,849	2,608,281	4,435,476	
A9060	840100	MEDICARE REIMBURSEMENT	207,769	187,221	187,221	210,778	200,806	200,806	124,317	240,178	
A9060	840400	EMPLOYEE DRUG TESTING	1,778	3,000	3,000	-	-	-			
A9060	840500	DENTAL INSURANCE	82,322	83,469	83,469	95,230	92,997	92,997	72,991	108,600	
A9060	840600	VISION INSURANCE	11,739	11,664	11,664	10,946	11,404	11,404	10,863	19,190	
TOTAL HEALTH INSURANCE			**4,121,207**	**4,057,819**	**4,057,819**	**3,412,870**	**4,557,056**	**4,557,056**	**2,816,452**	**4,803,444**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	732,464								
A9710	605600	2016 PRINCIPAL	133,381	135,642	135,642	135,642	137,902	137,902	137,902	141,293	
A9710	605700	2018 PRINCIPAL	579,258	599,513	599,513	599,513	615,715	615,715	615,715	635,968	
A9710	605900	2021 PRINCIPAL	330,000	335,000	335,000	335,000	340,000	340,000	340,000	350,000	
A9710	705500	2014 (2005) INTEREST	18,312								
A9710	705600	2016 INTEREST	62,781	60,091	60,091	60,091	57,355	57,355	29,367	54,563	
A9710	705700	2018 INTEREST	401,536	383,855	383,855	383,855	365,626	365,626	187,431	346,851	
A9710	705900	2021 INTEREST	84,400	77,750	77,750	77,750	71,000	71,000	37,200	64,100	
TOTAL SERIAL BONDS			**2,342,132**	**1,591,851**	**1,591,851**	**1,591,851**	**1,587,598**	**1,587,598**	**1,347,615**	**1,592,775**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	416,000	416,000		420,000	420,000	-	420,000	
TOTAL BANS			**-**	**416,000**	**416,000**	**-**	**420,000**	**420,000**	**-**	**420,000**	
9950 INTERFUND TRANSFERS											
A9950	900001	INTERFUND TRANSFER	10,000								
A9950	900300	INTERFUND TRANSFER	4,814,700			2,783,061					
TOTAL INTERFUND TRANSFERS			**4,824,700**	**-**	**-**	**2,783,061**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**29,313,395**	**26,277,891**	**26,318,767**	**27,026,086**	**27,910,773**	**27,928,438**	**16,437,373**	**29,539,155**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	100121	2021 TAX REVENUE	(21,757)				-	-	-	-	
A1325	100122	2022 TAX REVENUE	90,240			11,543	-	-	-	-	
A1325	100123	2023 TAX REVENUE	142,075			37,766	-	-	51	-	
A1325	100124	2024 TAX REVENUE	12,151,584			67,422	-	-	(7,081)	-	
A1325	100125	2025 TAX REVENUE		13,247,051	13,247,051	12,380,270	-	-	18,350,741	-	
A1325	100126	2026 TAX REVENUE									
A1325	102827	BUILDING VIOLATONS	13,049			17,126	-	-	10,483	-	
A1325	108100	PILOTS	337,079	337,000	337,000	351,746	352,500	352,500	834,997	366,000	
A1325	109010	2020 TAX INTEREST				381	-	-	-	-	
A1325	109011	2021 TAX INTEREST				14,567	-	-	-	-	
A1325	109012	2022 TAX INTEREST	46,324				-	-	2,543	-	
A1325	109013	2023 TAX INTEREST	55,648			23,075	-	-	25,647	-	
A1325	109014	2024 TAX INTEREST	414,577			32,154	-	-	29,625	-	
A1325	109015	2025 TAX INTEREST		360,000	360,000	453,508	-	-	550,830	-	
A1325	109016	2026 TAX INTEREST					375,000	375,000	-		
A1325	109017	2027 TAX INTEREST								425,000	
A1325	109050	IN REM INTEREST	112,257	50,000	50,000	157,160	40,000	40,000	16,838	50,000	
A1325	111000	SALES TAX	6,196,770	6,100,000	6,100,000	6,245,895	6,460,000	6,460,000	4,163,758	6,800,000	
A1325	111100	CANNABIS EXCISE TAX	4,266	10,000	10,000	25,091	15,000	15,000	37,478	40,000	
A1325	111300	HOTEL & OCCUPANCY TAX		60,000	60,000	23,834	200,000	200,000	147,702	210,000	
A1325	113000	UTILITY TAX	241,969	252,000	252,000	223,824	252,000	252,000	258,926	270,000	
A1325	117000	FRANCHISE TAX	172,393	176,000	176,000	159,396	176,000	176,000	119,378	158,000	
A1325	123000	SCHOOL TAX PENALTY	58,992	58,000	58,000	65,955	65,000	65,000	65,696	65,000	
A1325	125520	INREM FEES	6,277	4,500	4,500	2,207	5,000	5,000	317	5,000	
A1325	126000	HEALTH INSURANCE REIMBURSEM	476,108	458,051	458,051	505,619	561,356	561,356	404,652	588,534	
A1325	126001	DENTAL INSURANCE REIMBURSEM	67,245	57,826	57,826	69,378	61,718	61,718	41,121	61,607	
A1325	201202	FLEA MARKET FEE	4,620	5,060	5,060	7,700	5,060	5,060	1,760	5,060	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1325	240100	INTEREST & EARNINGS	34,830	12,000	12,000	27,492	12,000	12,000	13,512	20,000	
A1325	240102	BOND & COUPON INTEREST	293	100	100	195	100	100	-	-	
A1325	240105	NYCLASS INTEREST	710,786	500,000	500,000	523,595	500,000	500,000	305,116	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	195	600	600	120	600	600	15	200	
A1325	254500	OTHER LICENSES	4,533	4,500	4,500	5,372	4,500	4,500	4,965	4,500	
A1325	261000	FINES & FORFEITED BAIL	60,911	58,800	58,800	66,783	60,000	60,000	58,276	77,000	
A1325	265000	SALE OF SCRAP	26,128	15,000	15,000	31,079	15,000	15,000	44,955	20,000	
A1325	265500	MINOR SALES	532	-	-	75	-	-	55	-	
A1325	266000	SALE OF REAL PROPERTY	-	-	-	1,711,522	-	-	1,574,000	-	
A1325	268001	INSURANCE REIMBURSEMENT	82,577	54,000	54,000	84,104	60,000	60,000	113,994	100,000	
A1325	268003	DISABILITY REIMBURSEMENT	3,667			3,808	3,000	3,000	3,502	3,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENS	-	-	-	193,223	-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	2,060	2,000	2,000	37,925	2,000	2,000	675	2,000	
A1325	277008	FILM PERMITS	15,600	5,000	5,000	9,300	6,000	6,000	5,300	12,000	
A1325	280101	INTERFUND REVENUE - WATER	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
A1325	280102	INTERFUND REVENUE - SEWER	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
A1325	300100	STATE AID AIM FUNDING	1,716,012	1,537,478	1,537,478	1,716,012	1,537,478	1,537,478	680,049	1,716,012	
A1325	300500	STATE AID MORTGAGE TAX	460,219	396,000	396,000	550,926	460,000	460,000	289,566	500,000	
A1325	333100	STATE AID O&M COURT FACILITY	46,462	57,000	57,000	53,947	57,000	57,000	-	53,000	
A1325	378904	STATE AID RESTORE NY	1,596	-	-	3,000	-	-	-	-	
A1325	496000	FEDERAL AID	-	-	-	-	-	-	-	-	
TOTAL FINANCE			**24,474,857**	**24,588,866**	**24,588,866**	**26,664,995**	**12,095,082**	**12,095,082**	**28,149,442**	**12,877,914**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	9,293	10,000	10,000	10,908	10,000	10,000	7,791	10,000	
A1410	125506	NSF CHECK FEE	289	400	400	445	400	400	575	400	
TOTAL CITY CLERK			**9,582**	**10,400**	**10,400**	**11,353**	**10,400**	**10,400**	**8,366**	**10,400**	
1620 PUBLIC BUILDINGS											

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1620	241000	RENTAL OF REAL PROPERTY	27,750	28,305	28,305	28,305	4,546	4,546	4,546	4,637	
TOTAL PUBLIC BUILDINGS			**27,750**	**28,305**	**28,305**	**28,305**	**4,546**	**4,546**	**4,546**	**4,637**	
3120 POLICE											
A3120	152000	POLICE FEES	756	700	700	315	700	700	7	700	
A3120	174000	PARKING TICKETS	46,119	75,000	75,000	119,114	120,000	120,000	59,609	120,000	
A3120	200114	EVENT FEE-POLICE OT	15,055	12,500	12,500	7,296	12,500	12,500	2,250	5,000	
A3120	226001	SCHOOL EVENT SECURITY	4,976	13,000	13,000	10,423	8,000	8,000	6,658	15,000	
A3120	238901	DC DRUG TASK FORCE	185,619	194,809	194,809	111,215	246,600	246,600	64,475	185,000	
A3120	255000	ALARM PERMIT	100	200	200	300	200	200	125	200	
A3120	261200	MISCELLANEOUS	-	-	-	-	-	-	-	-	
A3120	265000	SALE OF SCRAP	825	-	-	-	-	-	275	-	
A3120	268000	INSURANCE RECOVERY	-	-	-	48,675	-	-	1,500	-	
A3120	270500	DONATIONS							500		
A3120	277000	MISC REVENUE	500	-	-	500	-	-	1,173	-	
A3120	277008	FILM OT REIMBURSEMENT	12,040	10,000	10,000	4,960	10,000	10,000	960	10,000	
A3120	277009	BUS PATROL FINES	8,428			10,388			5,165	8,000	
A3120	331500	ST AID STOP DWI	3,037	5,500	5,500	1,575	5,500	5,500	2,089	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	4,054	4,000	4,000	-	4,000	4,000	-	4,000	
A3120	438950	FED AID - Byrne Grant/JAG	4,668	-	-	-	-	-	-	-	
TOTAL POLICE			**286,177**	**315,709**	**315,709**	**314,761**	**407,500**	**407,500**	**144,786**	**353,400**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	238901	DC SHARED SERVICE	-	-	-	-	-	-	16,580	-	
A3410	277050	FEE FOR FIRE SERVICES	1,282	-	-	-	-	-	-	-	
A3410	348900	ST AID HEALTH WORKERS	4,844	-	-	-	-	-	-	-	
A3410	438912	FEDERAL AID	2,414	-	-	1,813	-	-	2,357	2,000	
TOTAL FIRE			**8,540**	**-**	**-**	**1,813**	**-**	**-**	**18,937**	**2,000**	
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	7,258	8,000	8,000	6,645	8,000	8,000	5,624	8,000	
A3510	261100	DOG FINES	240	600	600	300	600	600	700	600	
TOTAL ANIMAL CONTROL			**7,498**	**8,600**	**8,600**	**6,945**	**8,600**	**8,600**	**6,324**	**8,600**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	30,360	35,000	35,000	32,375	35,000	35,000	25,025	30,000	
A3620	238000	FIRE INSPECTION FEE	2,200	15,000	15,000	2,100	7,500	7,500	4,400	5,500	
A3620	238500	SEWER INSPECTION FEE	800	500	500	750	500	500	410	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,340	5,000	5,000	4,305	4,500	4,500	2,240	2,000	
A3620	238905	DC GRANT	5,000	-	-	5,000	5,000	5,000	-	5,000	
A3620	250102	PLUMBING LICENSES	25,600	18,000	18,000	25,150	20,000	20,000	21,750	25,000	
A3620	250103	ELECTRIC LICENSES	65,750	40,000	40,000	83,175	57,500	57,500	43,350	60,000	
A3620	255500	BUILDING PERMITS	172,633	180,000	180,000	251,110	180,000	180,000	155,743	180,000	
A3620	255501	C.O. APPLICATION FEE	22,515	18,000	18,000	36,090	20,000	20,000	44,175	40,000	
A3620	256500	PLUMBERS PERMITS	29,803	15,000	15,000	36,678	25,000	25,000	16,250	25,000	
A3620	257000	RENTAL PERMITS	3,525	7,000	7,000	1,320	2,000	2,000	2,435	2,000	
A3620	257100	VACANT REGISTRATION	3,500	5,000	5,000	3,500	5,000	5,000	1,500	3,000	
A3620	257101	STR REGISTRATION	2,700	3,500	3,500	2,850	3,500	3,500	6,290	5,000	
A3620	257500	ELECTRICAL PERMITS	14,810	11,000	11,000	20,570	13,500	13,500	13,400	15,000	
A3620	259000	VEHICLE PERMITS	100	250	250	10	125	125	-	-	
A3620	259002	TREE & GRADING PERMITS	200	200	200	-	200	200	550	400	
A3620	259005	CHICKEN PERMITS	-	50	50	50	50	50	50	50	
A3620	259006	SIDE CAFÉ PERMITS	550	500	500	375	500	500	200	750	
A3620	261200	MISCELLANEOUS	9,210	2,000	2,000	7,500	2,000	2,000	11,153	7,000	
A3620	261202	SNOW VIOLATIONS	908	1,500	1,500	-	1,500	1,500	-	1,000	
TOTAL BUILDING DEPARTMENT			**394,504**	**357,500**	**357,500**	**512,908**	**383,375**	**383,375**	**348,921**	**407,200**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULEI	300,509	299,000	299,000	290,205	324,450	324,450	-	324,450	
A5110	171002	EV CHARGING STATION	8,278	13,200	13,200	13,145	14,400	14,400	10,099	15,000	
A5110	172100	PARKING FEE	18,000	14,400	14,400	14,475	14,400	14,400	10,800	14,400	
A5110	178901	MTA COMMUTER PARKING	75,277	60,000	60,000	60,521	58,516	58,516	43,456	58,516	
A5110	256000	STREET OPENING PERMITS	22,170	15,000	15,000	17,400	15,000	15,000	11,400	15,000	
A5110	268000	INSURANCE RECOVERIES	16,087	3,200	15,477	22,196	3,000	3,000	8,978	5,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	15,896	17,138	17,138	15,896	16,182	16,182	87	20,442	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	24,123	24,123	24,123	-	24,123	
TOTAL HIGHWAY			**480,340**	**446,061**	**458,338**	**457,961**	**470,071**	**470,071**	**84,820**	**476,931**	
A5182 TRANSPORTATION											
A5182	270500	DONATIONS						1,000	1,000		
TOTAL TRANSPORTATION			**-**	**-**	**-**	**-**	**-**	**1,000**	**1,000**	**-**	
A7110 PARK											
A7110	208900	PLANNING RECREATION FEE			27,000	27,000					
A7110	200116	MEMORIAL BENCH FEE									
TOTAL PARK			**-**	**-**	**27,000**	**27,000**	**-**	**-**	**-**	**-**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	59,112	64,000	64,000	91,326	92,000	92,000	78,792	95,000	
A7112	200190	USC-USAGE FEE	21,480	24,000	24,000	29,600	25,000	25,000	10,650	40,000	
A7112	241000	RENTAL OF REAL PROPERTY	15,700	16,800	16,800	16,300	16,800	16,800	12,350	16,800	
TOTAL UNIVERSITY			**96,292**	**104,800**	**104,800**	**137,226**	**133,800**	**133,800**	**101,792**	**151,800**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7140	**RECREATION**										
A7140	200100	RECREATION FEES	14,215	11,500	11,500	10,895	15,500	15,500	5,375	20,000	
A7140	200101	PARK USE FEES	6,567	7,500	7,500	4,615	6,000	6,000	2,105	5,000	
A7140	200115	AFTER SCHOOL	190,500	160,000	160,000	189,989	168,000	168,000	134,297	185,000	
A7140	200160	YARD SALE FEES-NEW	680	1,500	1,500	810	1,500	1,500	460	1,500	
A7140	200175	BEACON HOOPS FEES	12,080	16,000	16,000	16,712	16,000	16,000	17,120	17,500	
A7140	200187	TENNIS FEES	3,886	5,000	5,000	4,904	5,000	5,000	-	5,000	
A7140	238906	DC WORKFORCE INVESTMENT	-	-	-	22,596	21,000	21,000	30,124	32,000	
A7140	241000	RENTAL OF REAL PROPERTY	4,400	3,000	3,000	4,400	3,000	3,000	3,400	4,400	
A7140	270500	DONATIONS	10,937	-	-	500	-	-	-		
A7140	270554	MENS SOFTBALL FEES	5,999	7,500	7,500	4,760	7,500	7,500	5,390	6,500	
A7140	270572	WOMENS SOFTBALL FEE	5,598	7,500	7,500	6,619	7,500	7,500	6,945	7,000	
A7140	270596	WOMENS VOLLEYBALL FEE	850	500	500	-	500	500	-	500	
A7140	364300	ST AID FOOD ASSISTANCE	4,765	5,000	5,000	5,563	-	-	-		
A7140	382000	ST AID YOUTH PROGRAM	-	5,000	5,000	-	-	-	-		
A7140	388900	ST AID OTHER C&R	74,856	-	-	-	-	-	-		
A7140	408900	FEDERAL AID	133,500	-	-	-	-	-	-		
TOTAL RECREATION			**468,833**	**230,000**	**230,000**	**272,363**	**251,500**	**251,500**	**205,216**	**284,400**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183	POOL TICKET FEES	9,958	10,000	10,000	14,830	12,500	12,500	12,641	12,500	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	10,000	
TOTAL SWIMMING POOL FACILITY			**14,958**	**15,000**	**15,000**	**19,830**	**17,500**	**17,500**	**12,641**	**22,500**	
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	187	5,000	5,000	5,103	4,800	4,800	9,110	7,000	
TOTAL ADULT RECREATION			**187**	**5,000**	**5,000**	**5,103**	**4,800**	**4,800**	**9,110**	**7,000**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7989 FARMERS MARKET											
A7989	201201	FARMERS MARKET PROCEEDS	600	1,800	1,800	1,500	1,200	1,200	600	1,200	
TOTAL FARMERS MARKET			**600**	**1,800**	**1,800**	**1,500**	**1,200**	**1,200**	**600**	**1,200**	
8010 ZONING											
A8010	211000	ZONING FEES	3,500	2,500	2,500	2,000	2,500	2,500	3,000	3,000	
TOTAL ZONING			**3,500**	**2,500**	**2,500**	**2,000**	**2,500**	**2,500**	**3,000**	**3,000**	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	27,793	18,500	18,500	36,344	34,000	34,000	52,400	45,000	
TOTAL PLANNING			**27,793**	**18,500**	**18,500**	**36,344**	**34,000**	**34,000**	**52,400**	**45,000**	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	10,517	2,000	2,000	9,223	4,000	4,000	8,338	8,500	
A8160	213002	ADD A CAN FEE	107	50	50	47	50	50	63	50	
A8160	213004	COMPOST BINS	765	-	-	335	200	200	-	200	
TOTAL SANITATION			**11,389**	**2,050**	**2,050**	**9,605**	**4,250**	**4,250**	**8,401**	**8,750**	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	52,306	68,000	68,000	40,508	50,000	50,000	44,461	50,000	
TOTAL TRANSFER STATION			**52,306**	**68,000**	**68,000**	**40,508**	**50,000**	**50,000**	**44,461**	**50,000**	
9950 INTERFUND TRANSFERS											
A9950	503100	INTERFUND TRANSFER	37,287								
TOTAL INTERFUND TRANSFER			**37,287**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL REVENUE			**26,402,393**	**26,203,091**	**26,242,368**	**28,550,520**	**13,879,124**	**13,880,124**	**29,204,763**	**14,714,732**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	500	8,000	8,000	-	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		**500**	**8,000**	**8,000**	**-**	**8,000**	**8,000**	**-**	**8,000**	
1420 LAW										
F1420-450400	ATTORNEYS	38,454	42,000	42,000	40,009	42,000	42,000	24,036	42,000	
TOTAL LAW		**38,454**	**42,000**	**42,000**	**40,009**	**42,000**	**42,000**	**24,036**	**42,000**	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	2,359	5,480	5,480	4,548	680	680	-	2,480	
F1680-444100	LICENSE/PERMITS	1,814	4,088	4,088	1,995	3,800	9,800	9,262	2,240	
F1680-452003	IT CONSULTANT	3,269	9,450	9,450	2,070	8,000	8,000	347	8,000	
TOTAL TECHNOLOGY		**7,442**	**19,018**	**19,018**	**8,613**	**12,480**	**18,480**	**9,609**	**12,720**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	224,558	230,200	230,200	226,272	230,797	230,797	227,165	233,980	
TOTAL TAXES ON CITY PROPERTY		**224,558**	**230,200**	**230,200**	**226,272**	**230,797**	**230,797**	**227,165**	**233,980**	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,986	2,782	2,942	1,483	-	-	-	-	
TOTAL MTA PAYROLL TAX		**2,986**	**2,782**	**2,942**	**1,483**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	52,000	1,636	-	10,000	10,000	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**57,000**	**6,636**	**-**	**15,000**	**15,000**	**-**	**15,000**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	336	660	660	336	700	700	337	-	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	25,000	25,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	4,000	3,570	1,445	2,000	2,000	-	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	988	1,800	1,800	1,788	1,800	1,800	2,588	2,000	
F8310-450500	ADMINISTRATION FEE TO GENERAL	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
F8310-452000	CONSULTANT	30,573	35,000	27,000	2,633	50,000	50,000	20,136	35,000	
F8310-462000	TRAVEL	107	1,000	1,430	1,219	1,000	1,000	8		
F8310-465000	POSTAGE	10,108	5,850	13,850	12,529	11,000	11,000	5,251	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-		
TOTAL WATER ADMINISTRATION		**401,922**	**448,170**	**448,170**	**394,590**	**490,750**	**490,750**	**28,320**	**502,100**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	754	3,000	3,000	16,006	3,150	4,150	4,569	7,539	
F8320-424000	WATER FROM OTHER GOVERNMENTS	351,719	480,000	480,000	266,172	400,000	393,000	-	400,000	
TOTAL WATER SUPPLY		**352,473**	**483,000**	**483,000**	**282,178**	**403,150**	**397,150**	**4,569**	**407,539**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	240,289	232,881	243,189	249,914	258,704	258,704	191,871	265,444	
F8330-105000	OVERTIME	25,339	25,000	25,000	26,659	27,000	27,000	25,795	30,000	
F8330-105200	SICK LEAVE BONUS	-							1,000	
F8330-105202	ON CALL	10,486	10,400	10,400	10,600	10,400	10,400	7,600	10,400	
F8330-112500	MEALS	112	100	100	63	100	100	35	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	96,139	88,000	90,206	87,849	89,000	89,000	61,619	90,000	
F8330-412685	GAS/OIL FOR HEAT	11,698	20,700	20,700	18,120	21,320	21,320	12,514	20,576	
F8330-416000	MATERIALS & SUPPLIES	2,734	7,000	7,224	5,231	6,500	6,500	1,987	6,500	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8330-422045	PURIFICATION ELECTRIC	227,678	235,000	235,000	247,820	246,750	246,750	121,809	200,984	
F8330-423000	TELEPHONES	2,388	2,196	2,196	2,364	2,400	2,400	1,661	2,400	
F8330-423001	CELL PHONES	5,234	5,682	5,682	5,661	5,958	5,958	3,808	5,724	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	31,825	40,000	40,000	33,420	38,000	38,000	17,605	38,000	
F8330-445100	MAINTENANCE OF EQUIPMENT	28,539	70,000	67,570	25,847	60,000	60,000	18,119	45,000	
F8330-447200	REPAIR OF EQUIPMENT	46,865								
F8330-820000	SOCIAL SECURITY	19,926	20,680	21,469	20,436	22,809	22,809	16,236	23,630	
TOTAL WATER PURIFICATION		**751,202**	**759,589**	**770,686**	**735,934**	**790,891**	**790,891**	**480,659**	**741,708**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	112,695	112,000	121,542	123,695	126,271	126,271	94,532	135,000	
F8340-101000	REGULAR SALARIES	480,109	519,113	545,448	497,412	553,675	553,675	340,778	571,911	
F8340-103100	TEMPORARY POSITION	16,910	18,240	18,240	10,951	17,000	17,000	22,071	18,000	
F8340-105000	OVERTIME	21,669	30,000	29,900	24,806	29,000	29,000	16,941	30,000	
F8340-105200	SICK LEAVE BONUS	1,200	2,400	3,000	3,000	3,000	3,000	4,293	5,000	
F8340-105202	ON CALL	10,206	10,400	10,400	10,200	10,400	10,400	6,800	10,400	
F8340-112500	MEALS	371	250	550	518	300	300	203	300	
F8340-119000	CLOTHING ALLOWANCE	4,550	5,200	5,200	4,213	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	-	2,500	2,500	1,219	2,500	2,500	625	-	
F8340-190000	SEVERANCE/RETIREMENT	19,176							-	
F8340-250000	EQUIPMENT	3,645	18,000	17,800	17,688	15,000	15,000	2,260	15,000	
F8340-250031	PURCHASE HYDRANTS	-	12,000	12,000	8,585	10,000	10,000	-	15,000	
F8340-250400	PURCHASE WATER METERS	18,188	20,000	20,000	14,133	10,000	10,000	-	10,000	
F8340-413000	GAS & DIESEL	25,695	29,158	29,158	30,672	25,550	25,550	25,274	34,420	
F8340-415100	METER PARTS	4,224	8,000	8,000	6,896	7,500	7,500	-	7,500	
F8340-416000	MATERIALS & SUPPLIES	13,015	20,000	20,000	20,124	19,000	19,000	9,540	33,000	
F8340-416300	PAINTS	240	1,500	1,500	486	1,000	1,000	-	1,000	
F8340-416400	PIPE	1,038	2,500	2,500	2,376	1,500	1,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	8,257	10,000	10,231	10,230	9,000	9,000	4,304	10,000	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8340-417500	SAFETY SUPPLIES	4,066	4,500	4,500	2,165	4,500	4,500	1,461	4,500	
F8340-418600	TUBES & TIRES	1,979	4,000	6,736	6,704	5,500	5,500	1,296	6,000	
F8340-443200	TRAINING	170		200	200	5,000	5,000	-	5,000	
F8340-445200	MAINTENANCE SERVICE	3,510	14,000	12,600	7,198	14,000	14,000	1,950	22,000	
F8340-447000	RENTAL OF EQUIPMENT	-	6,000	6,000	5,372	5,000	5,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	131,511	60,000	58,233	41,674	60,000	60,000	45,250	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	5,206	15,000	12,985	-	9,000	9,000	690	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,129	1,200	1,200	1,129	1,200	1,200	1,623	1,200	
F8340-454000	ENGINEERS	19,788	20,000	20,000	1,468	20,000	20,000	22,347	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	4,595	20,000	22,015	21,971	25,000	25,000	-	55,000	
F8340-457600	LEAK DETECTION	-	15,000	15,000	15,040	10,000	10,000	2,825	15,000	
F8340-820000	SOCIAL SECURITY	47,252	53,558	56,348	47,678	57,172	57,172	35,105	59,350	
TOTAL WATER DISTRIBUTION		**960,394**	**1,034,519**	**1,073,786**	**937,803**	**1,062,268**	**1,062,268**	**640,168**	**1,165,281**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	100,516	126,839	126,839	123,210	151,195	151,195	-	158,223	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**100,516**	**126,839**	**126,839**	**123,210**	**151,195**	**151,195**	**-**	**158,223**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	52,047	42,812	42,812	42,812	48,973	48,973	48,973	36,238	
TOTAL WORKERS COMPENSATION		**52,047**	**42,812**	**42,812**	**42,812**	**48,973**	**48,973**	**48,973**	**36,238**	
9055 DISABILITY										
F9055-850000	INSURANCE	514	650	650	526	650	650	334	650	
TOTAL DISABILITY		**514**	**650**	**650**	**526**	**650**	**650**	**334**	**650**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	451,162	395,670	395,670	351,459	419,357	419,357	284,189	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	11,880	11,880	11,880	15,540	15,540	15,540	9,333	19,478	
F9060-840500	DENTAL INSURANCE	9,692	9,365	9,365	7,281	7,985	7,985	4,323	6,425	
F9060-840600	VISION INSURANCE	1,219	1,180	1,180	1,082	1,180	1,180	1,061	1,844	
TOTAL HEALTH INSURANCE		**473,953**	**418,095**	**418,095**	**375,362**	**444,062**	**444,062**	**298,906**	**447,104**	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	160,355	-	-	-	-	-	-	-	
F9710-605600	2016 PRINCIPAL	169,975	172,856	172,856	172,856	175,738	175,738	175,738	180,060	
F9710-605900	2021 PRINCIPAL	124,475	125,908	125,908	125,908	130,199	130,199	130,199	133,059	
F9710-705500	2014 (2005) INTEREST	4,009	-	-	-					
F9710-705600	2016 INTEREST	80,005	76,577	76,577	76,577	73,091	73,091	37,424	69,533	
F9710-705900	2021 INTEREST	109,998	107,181	107,181	107,181	104,300	104,300	52,882	101,338	
TOTAL SERIAL BONDS		**648,817**	**482,522**	**482,522**	**482,522**	**483,328**	**483,328**	**396,243**	**483,990**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	163,000	163,000	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**163,000**	**163,000**	**-**	**163,000**	**163,000**	**-**	**163,000**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	100,000			1,190,000					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**1,190,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,115,778**	**4,318,197**	**4,318,356**	**4,841,314**	**4,346,544**	**4,346,544**	**2,158,982**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

WATER FUND REVENUE (F)

		2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
		12/31/24		12/31/25	12/31/25		09/29/26	09/29/26		
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	75,800	71,324	71,324	73,514	75,244	75,244	56,139	75,244	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	6,612	6,096	6,096	6,096	6,096	6,096	4,308	5,286	
F8310-214000	RESIDENTIAL & COMMERCIAL	2,063,844	2,227,069	2,227,069	2,149,493	2,282,204	2,282,204	1,755,752	2,341,003	
F8310-214001	CORRECTIONAL FACILITIES	1,134,802	1,185,000	1,185,000	997,411	1,140,000	1,140,000	604,085	1,140,000	
F8310-214002	TOWN OF FISHKILL	739,707	660,000	660,000	644,199	660,000	660,000	304,985	660,000	
F8310-214400	WATER SERVICE CHARGES	22,736	35,000	35,000	256,981	50,000	50,000	76,807	63,000	
F8310-214800	WATER PENALTY	66,251	45,000	45,000	80,297	45,000	45,000	21,217	45,000	
F8310-240100	INTEREST & EARNINGS	17,130	8,000	8,000	10,063	8,000	8,000	2,182	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	130,110	80,000	80,000	82,354	80,000	80,000	36,384	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	7,600	-	-	3,416					
F8310-268000	INSURANCE RECOVERIES	-	-	-	-					
F8310-277000	MISCELLANEOUS REVENUE	-	708	708	1,278			3,884		
TOTAL WATER ADMINISTRATION		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	
TOTAL WATER REVENUES		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	500	24,000	24,000	-	24,000	24,000	-	20,000	
TOTAL FISCAL AGENT FEES		**500**	**24,000**	**24,000**	**-**	**24,000**	**24,000**	**-**	**20,000**	
1420 LAW										
G1420-450400	ATTORNEYS	49,990	54,000	54,000	51,441	54,000	54,000	30,903	52,000	
TOTAL LAW		**49,990**	**54,000**	**54,000**	**51,441**	**54,000**	**54,000**	**30,903**	**52,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,719	2,230	2,230	2,118	2,230	2,230	-	4,280	
G1680 444100	LICENSE/PERMITS	1,717	2,996	2,996	2,248	3,714	9,714	9,395	3,460	
G1680 452003	IT CONSULTANT	2,637	9,450	9,450	4,371	4,000	4,000	1,065	4,000	
TOTAL TECHNOLOGY		**9,073**	**14,676**	**14,676**	**8,737**	**9,944**	**15,944**	**10,460**	**11,740**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,804	2,635	2,761	1,404					
TOTAL MTA PAYROLL TAX		**2,804**	**2,635**	**2,761**	**1,404**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	65,000	25,137	-	20,000	-	-		
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	-	-		
TOTAL CONTINGENCY		**-**	**70,000**	**30,137**	**-**	**25,000**	**-**	**-**	**-**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
TOTAL SEWER ADMINISTRATION		**378,930**	**396,260**	**396,260**	**396,260**	**409,740**	**409,740**	**-**	**398,901**	

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-416000	MATERIALS & SUPPLIES	2,141	12,000	12,000	3,631	10,000	10,000	2,526	4,500	
G8120-422075	SANITARY SEWER ELECTRIC	387	525	525	488	551	551	259	427	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	2,000	2,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	62,075	25,000	25,000	17,812	18,000	18,000	5,493	18,000	
G8120-447300	MANHOLE REPAIRS I&I		100,000	100,000	-	40,000	40,000	-	-	
G8120-454000	ENGINEERS	19,795	20,000	20,000	795	20,000	20,000	-	20,000	
TOTAL SANITARY SEWER		**84,398**	**160,525**	**160,525**	**22,726**	**90,551**	**90,551**	**8,278**	**44,927**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190	
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000	
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000	
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000	
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000	
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000	
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600	
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838	
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500	
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262	
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000	
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000	
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500	
G8130-416300	PAINTS	-	500	59	-	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100	
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000	
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920	
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000	
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000	
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000	
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000	
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000	
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000	
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000	
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000	
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000	
G8130-462000	TRAVEL	5	500	500	-	500	500	-		
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200	
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922	
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	128,811	162,584	162,584	157,894	193,805	193,805	-	202,813	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**128,811**	**162,584**	**162,584**	**157,894**	**193,805**	**193,805**	**-**	**202,813**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,242	31,004	31,004	31,004	20,765	20,765	20,765	17,899	
TOTAL WORKERS COMPENSATION		**39,242**	**31,004**	**31,004**	**31,004**	**20,765**	**20,765**	**20,765**	**17,899**	
9055 DISABILITY										
G9055-850000	INSURANCE	451	600	600	409	600	600	233	600	
TOTAL DISABILITY		**451**	**600**	**600**	**409**	**600**	**600**	**233**	**600**	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	566,523	406,244	406,244	440,005	437,000	437,000	355,246	466,813	
G9060-840100	MEDICARE REIMBURSEMENT	25,506	24,982	24,982	25,308	25,308	25,308	17,316	30,192	
G9060-840500	DENTAL INSURANCE	10,031	10,036	12,536	15,057	15,670	15,670	11,304	17,164	
G9060-840600	VISION INSURANCE	1,469	1,481	1,481	1,191	1,381	1,381	1,272	2,313	
TOTAL HEALTH INSURANCE		**603,529**	**442,743**	**445,243**	**481,561**	**479,359**	**479,359**	**385,138**	**516,482**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	142,181	-	-	-					
G9710-605600	2016 PRINCIPAL	286,644	291,502	291,502	291,502	296,360	296,360	296,360	303,647	
G9710-605700	2018 PRINCIPAL	135,742	140,487	140,487	140,487	144,286	144,286	144,286	149,032	
G9710-605900	2021 PRINCIPAL	310,525	314,092	314,092	314,092	324,801	324,801	324,801	331,941	
G9710-705500	2014 (2005) INTEREST	3,555	-	-	-					
G9710-705600	2016 INTEREST	134,920	129,139	129,139	129,139	123,260	123,260	63,112	117,260	
G9710-705700	2018 INTEREST	94,095	89,952	89,952	89,952	85,680	85,680	43,922	81,280	
G9710-705900	2021 INTEREST	274,408	267,381	267,381	267,391	260,194	260,194	131,924	252,805	
TOTAL SERIAL BONDS		**1,382,070**	**1,232,553**	**1,232,553**	**1,232,563**	**1,234,581**	**1,234,581**	**1,004,405**	**1,235,965**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest		180,000	177,500	-	180,000	180,000	-	177,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**180,000**	**177,500**	**-**	**180,000**	**180,000**	**-**	**177,000**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	100,000	-	-	294,280					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**294,280**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**5,175,653**	**5,412,667**	**5,412,793**	**5,071,404**	**5,380,212**	**5,516,212**	**3,088,776**	**5,522,514**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND REVENUE (G)

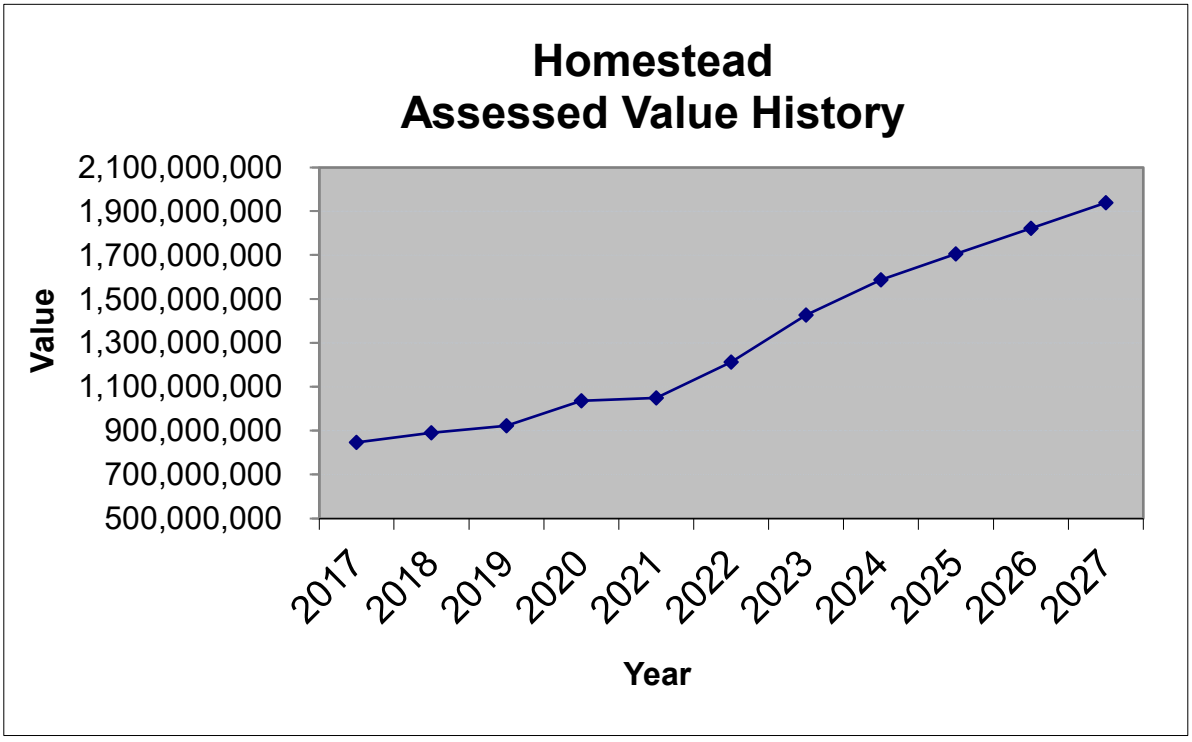
		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/26/26	2027 PROPOSED BUDGET	COMMENTS
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMEN	45,806	47,171	47,171	43,785	53,973	53,973	42,416	53,973	
G8110-126001	DENTAL INSURANCE REIMBURSEMEN	11,924	13,355	13,355	9,461	12,545	12,545	7,175	12,545	
G8110-212000	SEWER RENTS	1,286,740	1,382,141	1,382,141	1,316,800	1,392,594	1,392,594	1,089,827	1,598,411	
G8110-212001	CORRECTIONAL FACILITY	777,091	758,000	758,000	764,922	758,000	758,000	427,512	820,000	
G8110-212003	TOWN OF FISHKILL	1,346,072	1,420,000	1,420,000	933,638	1,225,000	1,225,000	430,568	1,060,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	403			789	400	400	812	800	
G8110-212008	DUTCHESS STADIUM SEWER	7,336	5,000	5,000	8,332	5,000	5,000	2,529	7,435	
G8110-212009	DC TRANSPORT CENTER SEWER	180			879			99	350	
G8110-212800	SEWER PENALTY	5,552	6,000	6,000	7,181	6,000	6,000	5,442	6,000	
G8110-240100	INTEREST & EARNINGS	31,886	13,000	13,000	15,054	13,000	13,000	1,677	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	140,932	75,000	75,000	36,920	70,000	70,000	18,312	70,000	
G8110-265000	SALE OF SCRAP									
G8110-277000	MISCELLANEOUS REVENUE				40,000			20,000		
TOTAL SEWER ADMINISTRATION		**3,653,922**	**3,719,667**	**3,719,667**	**3,177,761**	**3,536,512**	**3,536,512**	**2,046,369**	**3,642,514**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	62,457	59,000	59,000	69,829	82,400	82,400	34,590	80,000	
G8130-212204	HAULER FEES BILLED MONTHLY	1,655,433	1,634,000	1,634,000	1,574,666	1,761,300	1,761,300	1,123,506	1,800,000	
G8130-391001	STATE AID - NYSERDA	20,000								
TOTAL WATER POLLUTION CONTROL		**1,737,890**	**1,693,000**	**1,693,000**	**1,644,495**	**1,843,700**	**1,843,700**	**1,158,096**	**1,880,000**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	22,645	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**22,645**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL SEWER REVENUES		**5,414,457**	**5,412,667**	**5,412,667**	**4,822,256**	**5,380,212**	**5,380,212**	**3,204,465**	**5,522,514**	

CITY OF BEACON
TAX CAP CALCULATION
2027

	Allowable 2027 Budget	Adopted 2026 Budget
Prior year tax levy	13,880,238	13,247,051
Tax base growth factor % (increase in tax base)	2.10%	2.04%
	14,171,723	**13,517,291**
Add: Prior Year PILOTS	352,500	337,000
	14,524,223	13,854,291
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	14,814,707	14,131,377
Less: Current year PILOTS	(366,000)	(352,500)
Tax Levy limit	14,448,707	13,778,877
Available carry over from prior year (used)	100,716	202,077
Tax Levy limit before Exlcusions	14,549,423	13,980,954
Add: Exclusions	-	-
Tax levy limit	14,549,423	13,980,954
Use of fund balance	-	-
Available carry over to next year		(100,716)
Loss of available carry over to next year		
Actual Tax levied	14,549,423	13,880,238
Dollar growth	669,185	633,187
Effective tax levy increase %	4.82%	4.78%

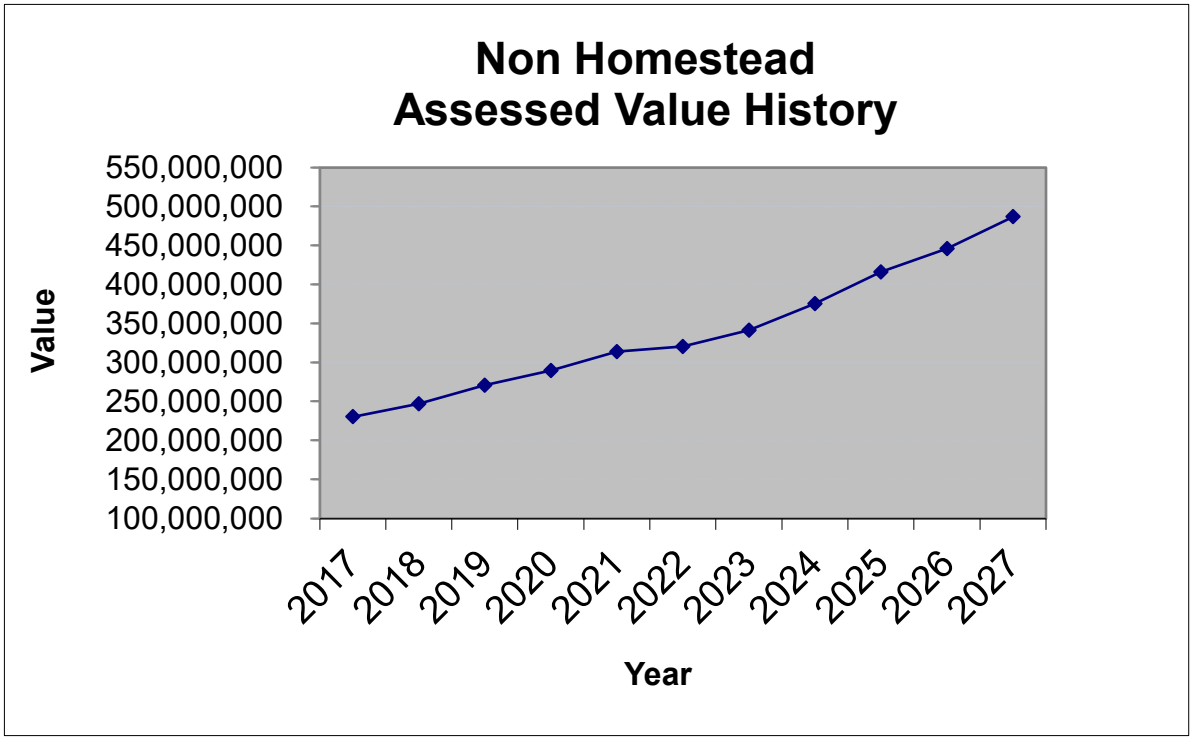
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2017-2027

YEAR	VALUE	
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	
2026	1,821,200,389	
2027	1,938,557,544	as of 9/25/26



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2017-2027

Tax YEAR	VALUE	
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	415,844,001	
2026	445,694,113	
2027	486,842,338	as of 9/25/26



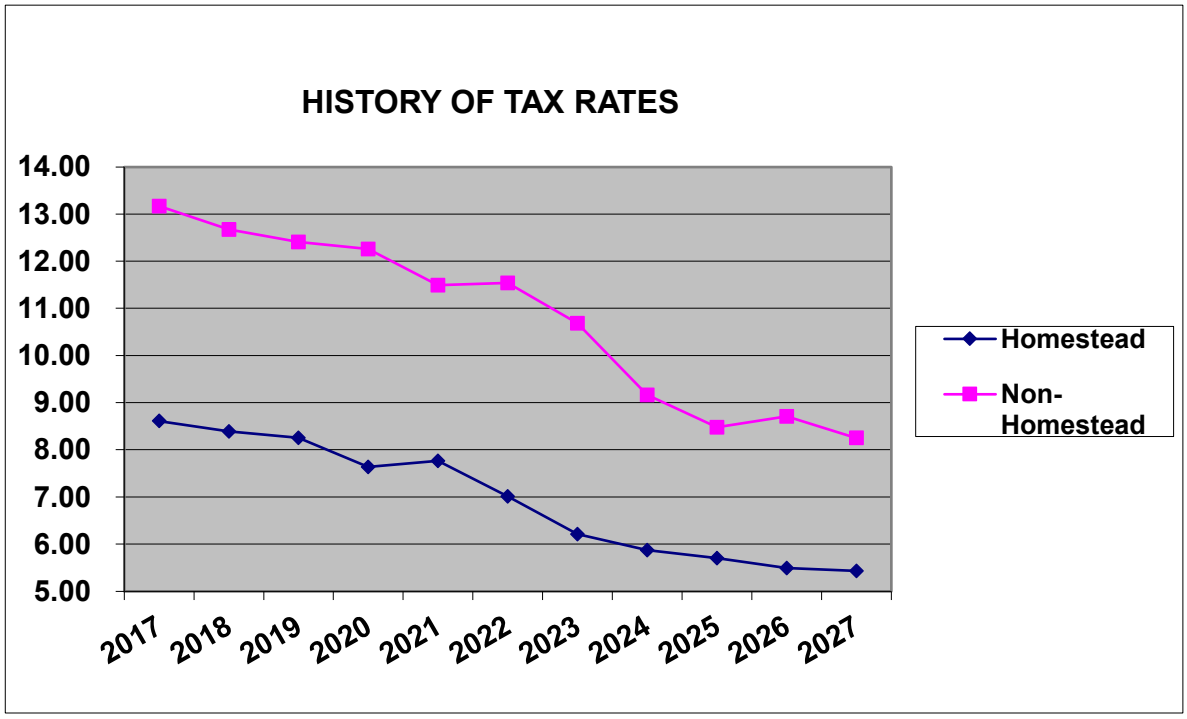
CITY OF BEACON
TAX LEVY
HISTORY
2017-2027

		LEVY	FUND BALANCE
	YEAR	AMOUNT	TO OFFSET LEVY
	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	75,000
	2026	13,880,238	151,412
Proposed	2027	14,549,423	275,000



CITY OF BEACON
HISTORY OF TAX RATES
2017-2027

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	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
	2026	5.49	2026	8.71
Proposed	2027	5.43	2026	8.25



NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
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	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	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	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	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	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

2027 PROPOSED BUDGET SUMMARY PRESENTATION

OCTOBER 5, 2026



Highway Garage Solar Array Project Ribbon Cutting
May 8, 2026

BUDGET TIMELINE



Fishkill Avenue Repaving - Spring 2026

October 5:	Mayor's Budget Message Summary Presentation
October 19:	Highway, Water and Sewer Department Presentations
October 19:	Vote to Set Public Hearing
November 2:	Police, Fire and Recreation Department Presentations
November 2:	Public Hearing Opens
December 21:	Final Mtg for Budget Adoption

BUDGET OVERVIEW

The proposed operating budget includes the General Fund, Water Fund, and Sewer Fund. It does not include any capital projects, which are in the 5-Year Capital Program.

The proposed spending plan totals $39.5 Million:

- $29.5 Million in the General Fund (Increase of 5.8% from 2026)
- $4.4 Million in the Water Fund (Increase of 1.6% from 2026)
- $5.5 Million in the Sewer Fund (Decrease of 2.6% from 2026)

The budget proposes to decrease property tax rates for homes 1.03% and for commercial properties 5.28%. Water rates would stay flat and sewer rates would rise 10%.

Based on the Adjusted Rate Proportions and assessed value increase, taxes on average homes would increase 3.9% and taxes on commercial properties would decrease 5.28%. The tax increases have been mitigated significantly by the addition to the tax rolls of approximately $46 Million in new construction.



City of Beacon Fire Chief and Fire Department Staff

SIGNIFICANT ITEMS: EXPENSES



City of Beacon Emergency SNAP Assistance Program
November 2025

Budget increases are related primarily to rising employee salary and retirement costs. Other key drivers are the increases in the City's proposed ambulance contract, waste hauling contracts and inflationary increases across the board.

The budget proposes the use of the $275,000 in the City's General Fund Balance to offset the tax levy increase which is an increase of the prior years use of $151,412.

The largest year-over-year increases are: General Fund Health and Dental Insurance ($246k); Police Salaries ($230k); Fire Salaries ($268k); Retirement ($154k for ERS, Fire, and Police); and Sludge Hauling ($225k).

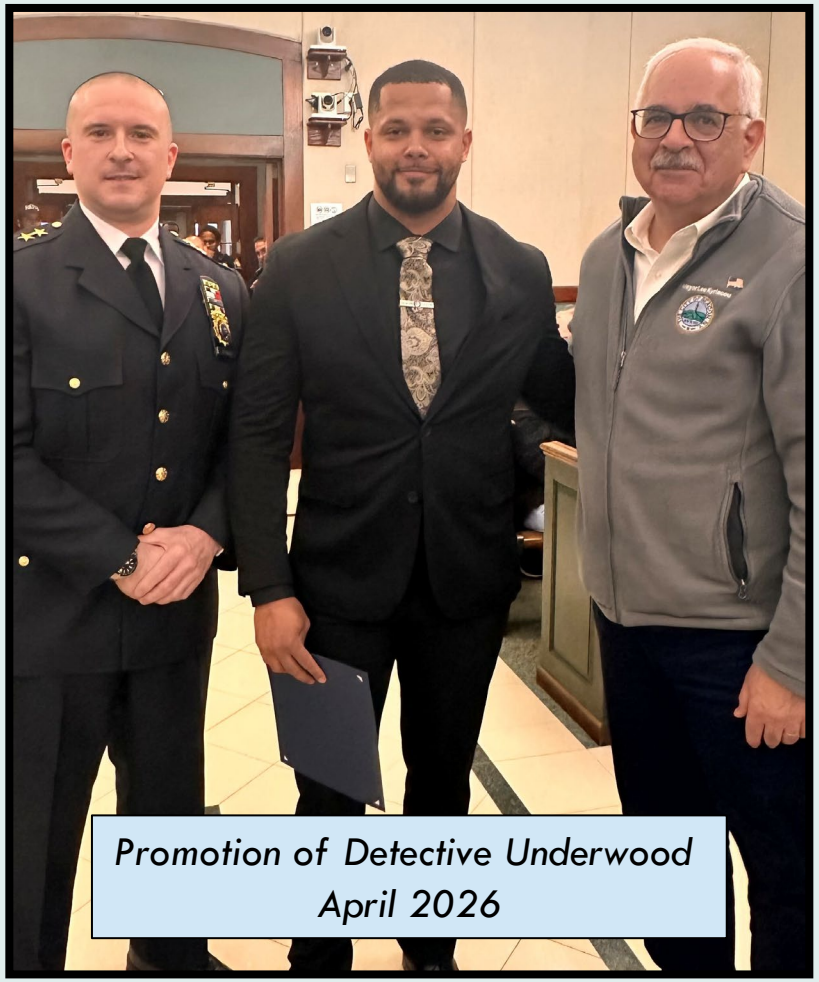
Despite these increases, the 2027 Proposed Budget is at the New York State Tax Cap limit.

SIGNIFICANT ITEMS: REVENUES

Revenue from Sales Tax is projected to increase from $6.46 million to $6.8 million. This additional funding is the result of the Sales Tax Agreement negotiated by the Mayor in 2022, which increased from 2.35% to 2.45% in 2026 & 2027 and based on amounts projected to receive in 2026 the City increased the 2027 projected amounts.

The budget also includes $210k for the hotel occupancy tax, $150k is due to the opening of the Mirbeau Inn & Spa in May 2026.

Other revenue changes include: increase to State Aid of 178k, County Aid decrease 62k, mortgage tax increase $40k based on the trending average.



Promotion of Detective Underwood
April 2026

BUDGET SUMMARY

	General Fund	Water Fund	Sewer Fund
Appropriations	$29,539,155	$4,417,533	$5,522,514
Total Revenue	$14,714,732	$4,417,533	$5,522,514
Balance of Appropriations	$14,824,423	-	-
Appropriated Fund Balance	$275,000	$-0-	$-0-
Proposed Tax Levy	**$14,549,423**		

For 2027 the Tax Cap is allowed to increase $669,185 which is 4.82% over last years levy. The proposed budget is at tax cap with no plan of exceeding it.

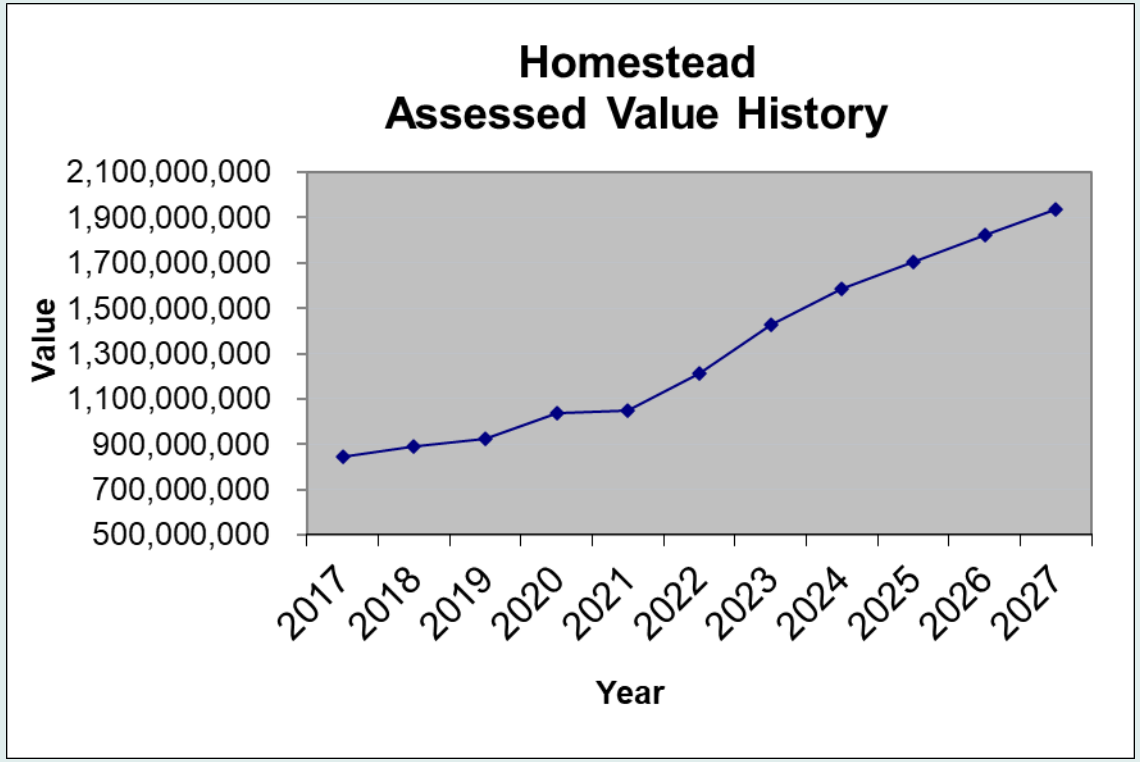
The tax cap is on the tax levy, not the tax rate.

BUDGET SUMMARY

	Homestead	Non-Homestead	Totals
Tax Levy Distribution	$10,532,761	$4,016,662	$14,549,423
Base Proportion	72.39298%	27.60702%	100.00%
2027 Tax Rate	5.433298	8.250437	
2026 Tax Rate	5.489724	8.710794	
Tax Rate Percentage Decrease	-1.0279%	-5.2849%	
09/25/26- Tentative Roll	$1,938,557,544	$486,842,338	$2,425,399,882
11/20/25 – Final Roll	$1,821,200,389	$445,694,113	$2,266,894,502
Assessment Percentage Increase	6.44%	9.23%	6.99%
Assessment Base Increase	$117,357,155	$41,148,225	$158,505,308

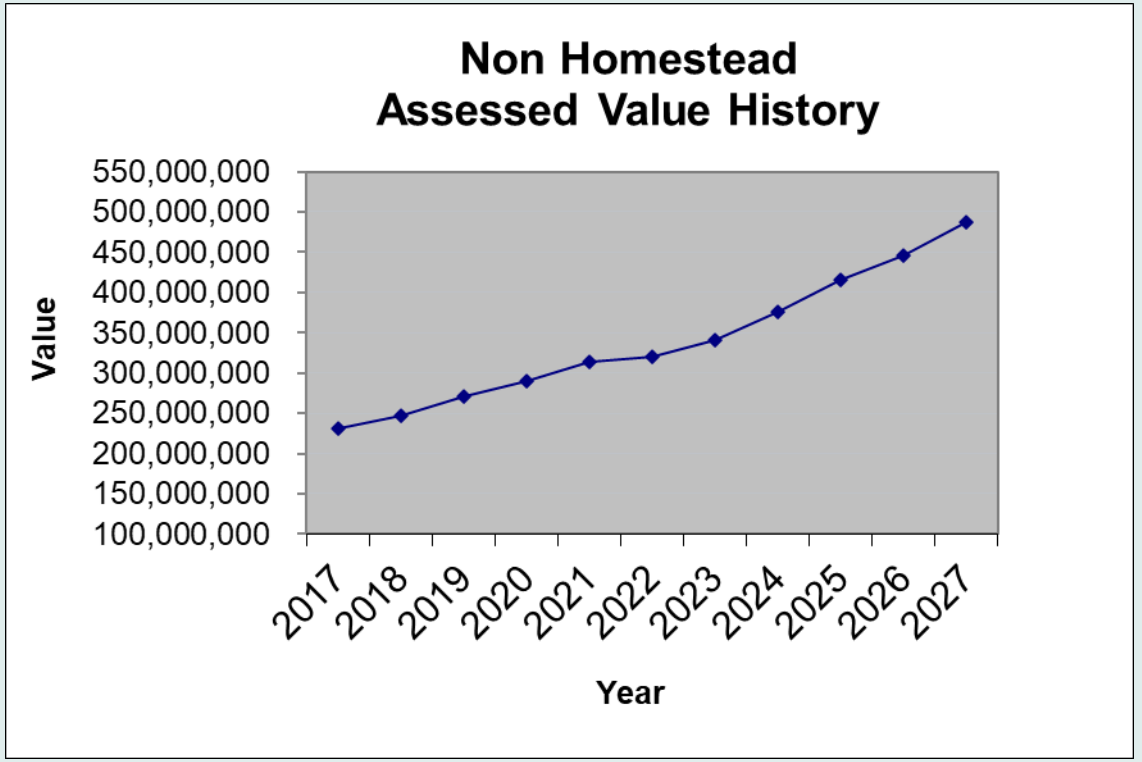
HOMESTEAD ASSESSED VALUES 2017-2027

Year	Value
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
2026	$1,821,200,389
2027	$1,938,557,554 *As of 9/25/26*



NON-HOMESTEAD ASSESSED VALUES 2017-2027

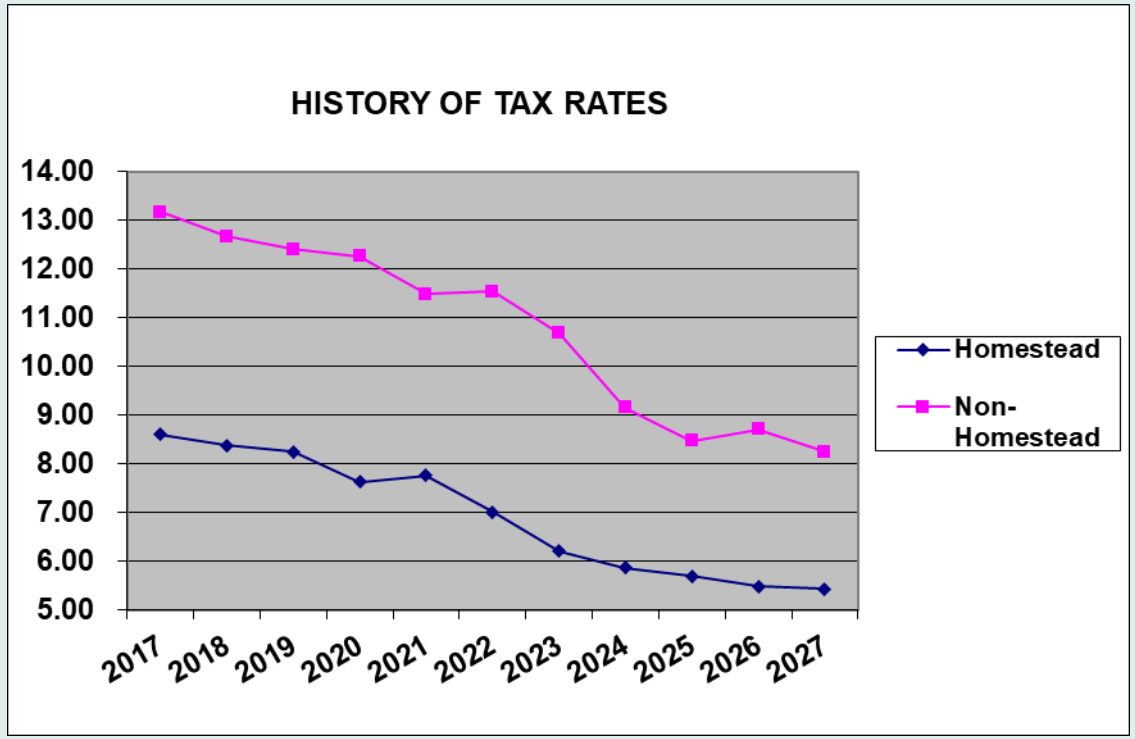
Year	Value
2017	$230,385,626
2018	$246,894,305
2019	$270,710,226
2020	$289,494,865
2021	$313,815,987
2022	$320,365,120
2023	$341,303,420
2024	$375,359,513
2025	$415,844,001
2026	$445,694,113
2027	$486,842,338 *As of 9/25/26*



TAX RATE HISTORY 2017-2027

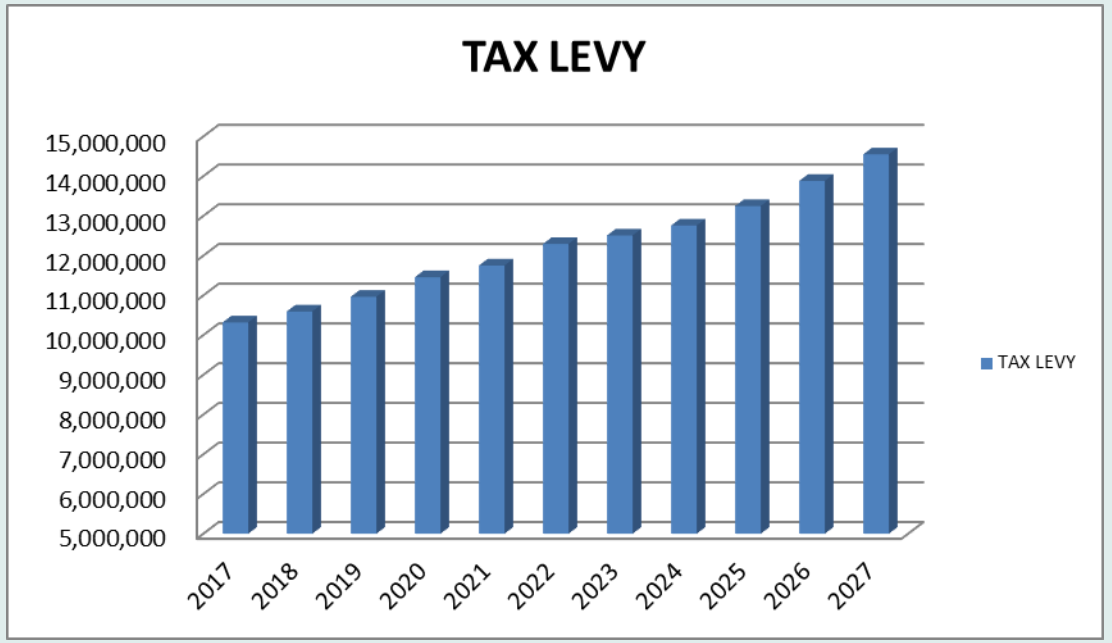
Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
2025	5.70	2025	8.48
2026	5.49	2026	8.71
*2027	5.43	*2027	8.25

*Proposed



TAX LEVY/ FUND BALANCE USE 2017-2027

Year	Levy Amount	Fund Balance to Offset Levy
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	$75,000
2026	$13,880,238	$151,412
*2027	$14,549,423	$275,000



HOMESTEAD TAX IMPACT SAMPLE BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	5.489724	$2,744.86
2027	$525,000*	5.433298	$2,852.48
	**5% Assessment Increase*		
NET INCREASE- $			$107.62
NET INCREASE- %			3.92%

NON-HOMESTEAD TAX IMPACT SAMPLE BILL

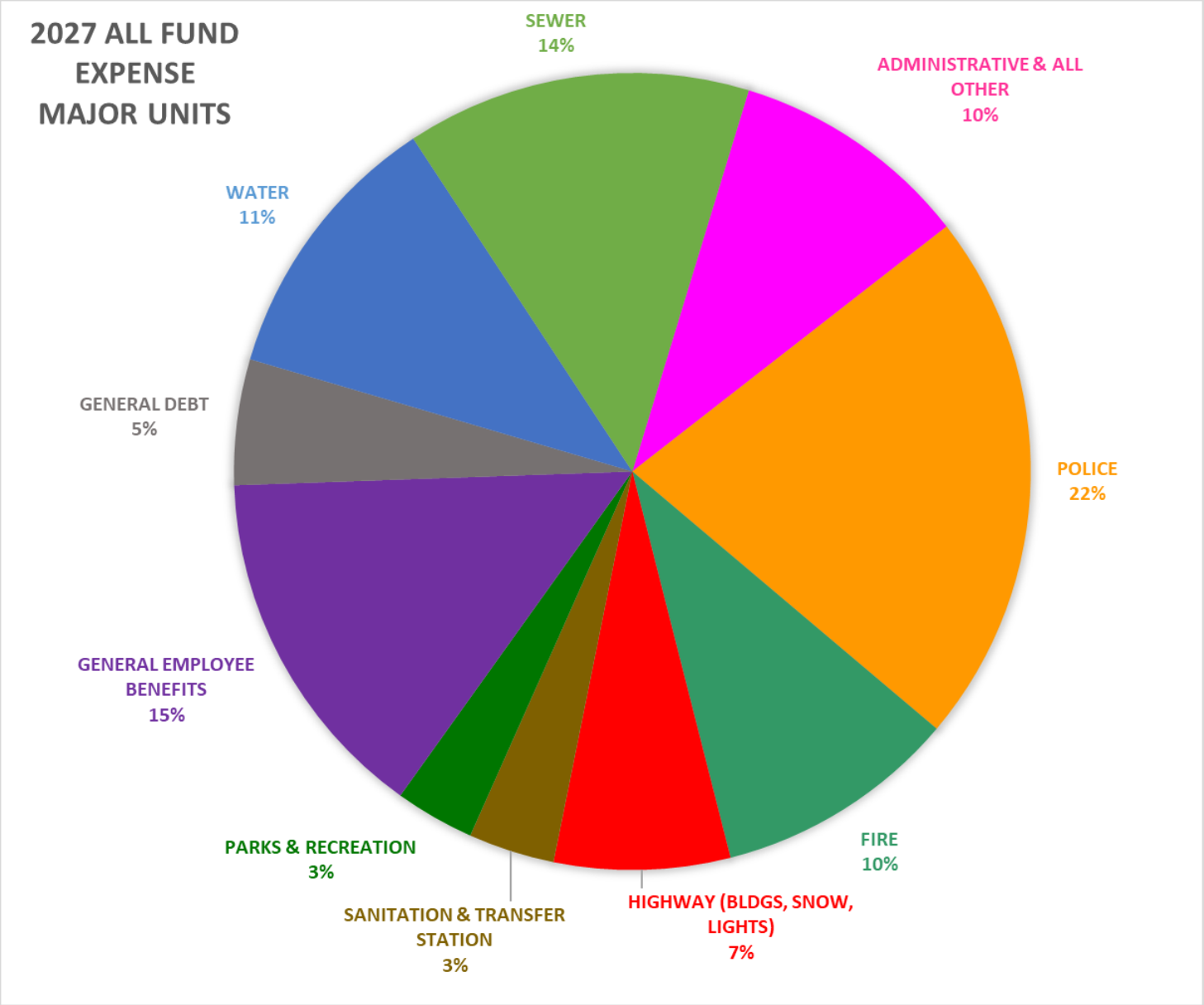
TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	8.710794	$4,355.40
2027	$500,000	8.250437	$4,125.22
NET DECREASE- $			-$230.18
NET DECREASE- %			-5.28%

EMPLOYEES BY DEPARTMENT 2017-2027

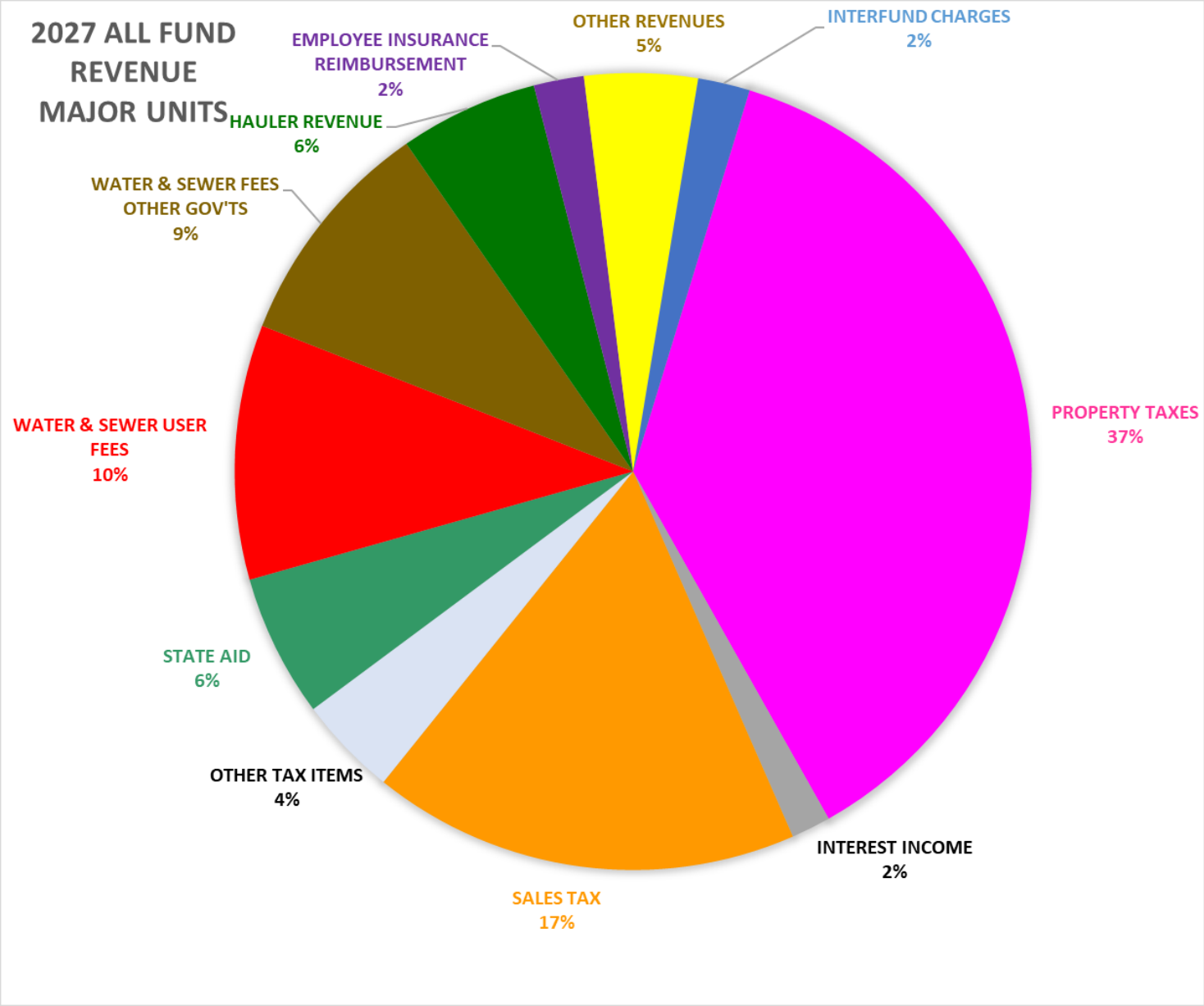
NUMBER OF EMPLOYEES PER DEPARTMENT

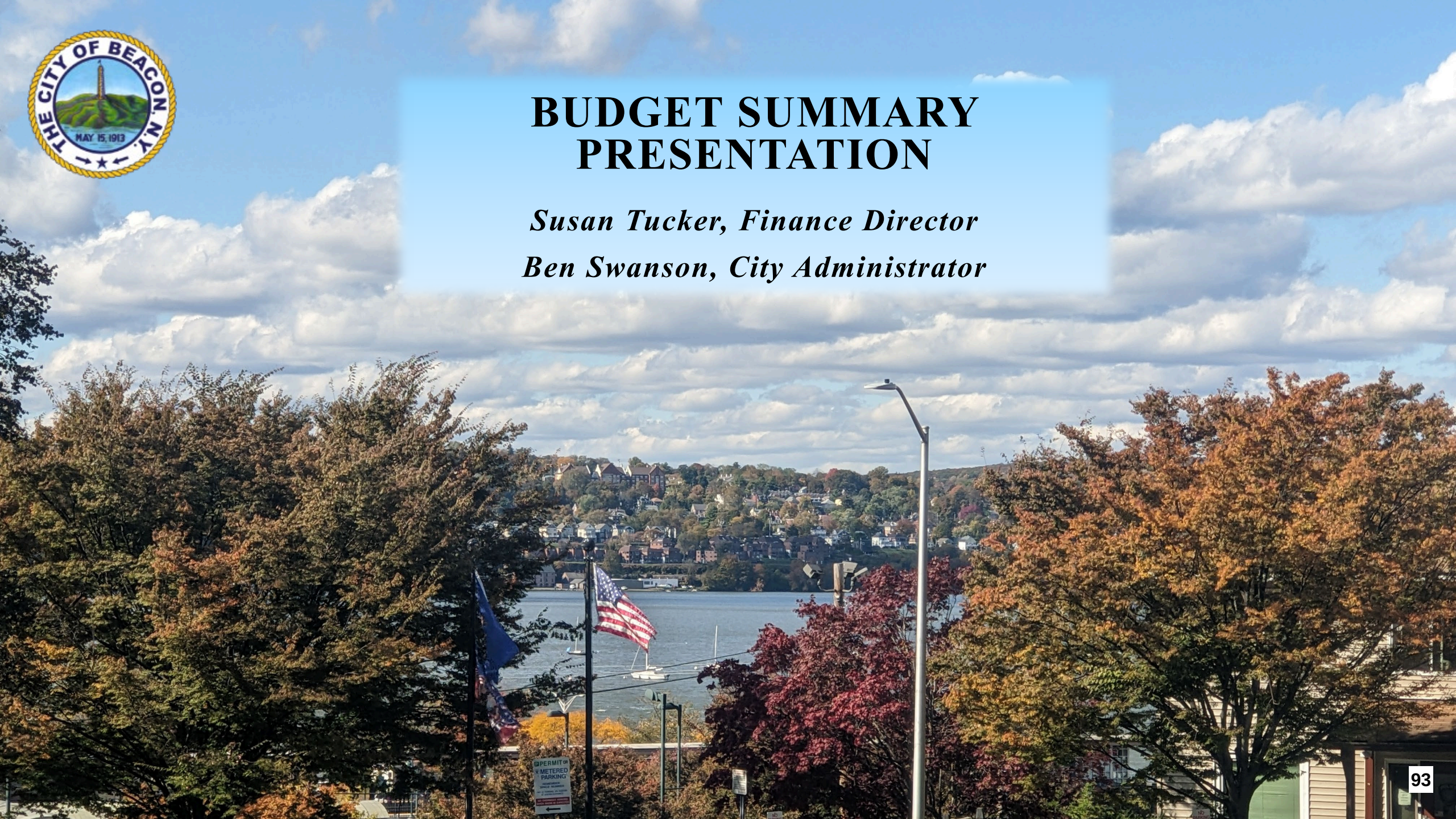
Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	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	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	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	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

EXPENSE BREAKDOWN



REVENUE BREAKDOWN





BUDGET SUMMARY PRESENTATION

Susan Tucker, Finance Director

Ben Swanson, City Administrator



2027 Proposed Budget

Michael Manzi

Superintendent of Streets

October 19, 2026

Department Responsibilities



Highway Dept Plowing Roads



Annual Street Milling

Maintain and repair City infrastructure (except water/ sewer)

- Storm basins and stormwater system (MS4 inspections)
- Street lights, signage, garbage receptacles, street trees, benches
- Bridges and culverts

Manage and clean buildings, grounds, and vehicles

- City Hall, Highway Garage, Transfer Station, Memorial Bldg., Visitor Center, WWTP Admin Bldg., Firehouse
- City parks, recreational facilities, and other properties
- Vehicle fleet and equipment

Care for all streets, sidewalks, and parking lots

- 55 Miles of City streets (plowing, milling, paving, street sweeping, pothole/sink hole repairs)
- Public sidewalks, ADA ramps, and parking lots (maintaining, repairing, snow blowing, shoveling)
- Road shoulders (mowing, trimming, tree care)

Oversee sanitation, recycling, and brush/ leaf removal

- Perform sanitation audits, report all replacement carts
- Pick up bagged leaves, grass clippings and brush
- Perform bulk leaf pickup

Support public events and quality-of-life initiatives

Department Staffing

Budgeted for 23 full-time employees (FTEs):

- Superintendent of Streets (1)
- Administrative assistant (1)
- Highway Division staff (12)
- Parks employees (2)
- Transfer Station staff (2)
- Public Buildings workers (2)
- Automotive Mechanics (3)

- 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 proposed for 2027.



The Mayor stopping by to show support during a snowstorm.

2026 Accomplishments

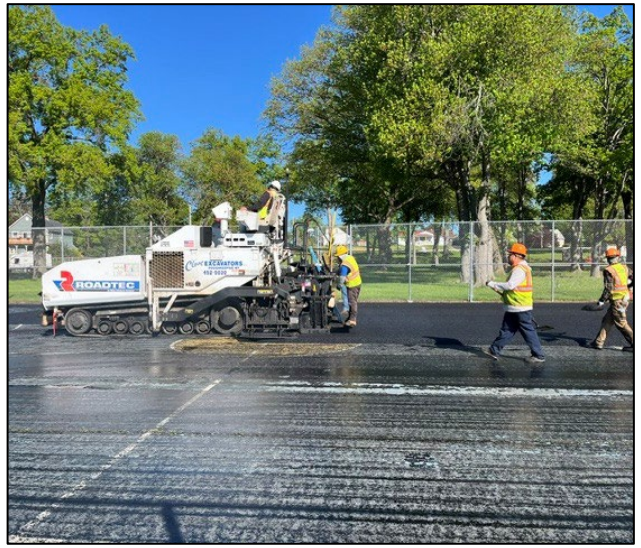
- Mill and Pave of Fishkill Ave
- Renovated women’s locker room in Police Department
- Supported blacktopping of Memorial Park basketball court
- Solar panel install on highway garage
- Resurfaced and restriped Church St. and Cliff St. Lots
- Milling and paving of 13 city streets
- Installed 33 new ADA compliant curb ramps
- Installed new sidewalk on Wolcott Ave from South Ave park to BHA Highrise
- Completion of old file review at Transfer St. (city clerk & HR)



Renovated women's locker room

Other Activities

- Planting of 13 new trees
- Seal coated and restriped highway garage lot
- Renovation of communications for PD
- Renovation of Suite 1 Window Area



Memorial Park Basketball Court

2027 Initiatives

- Milling and Paving of Roads
- Milling, Paving and Restripe of Henry St Lots
- ADA curb ramps
- Deploy salt brine system for Winter 2028
- Memorial Building ADA Entrance (Teller Ave)
- Additional Veteran Banners
- Continued maintenance of city infrastructure



New Front End Loader Purchased Under 2026 Capital



Fishkill Ave Milling Spring 2026

Significant Proposed Budget Changes

Regular Salaries Increases (per 2024 MOA with CSEA)

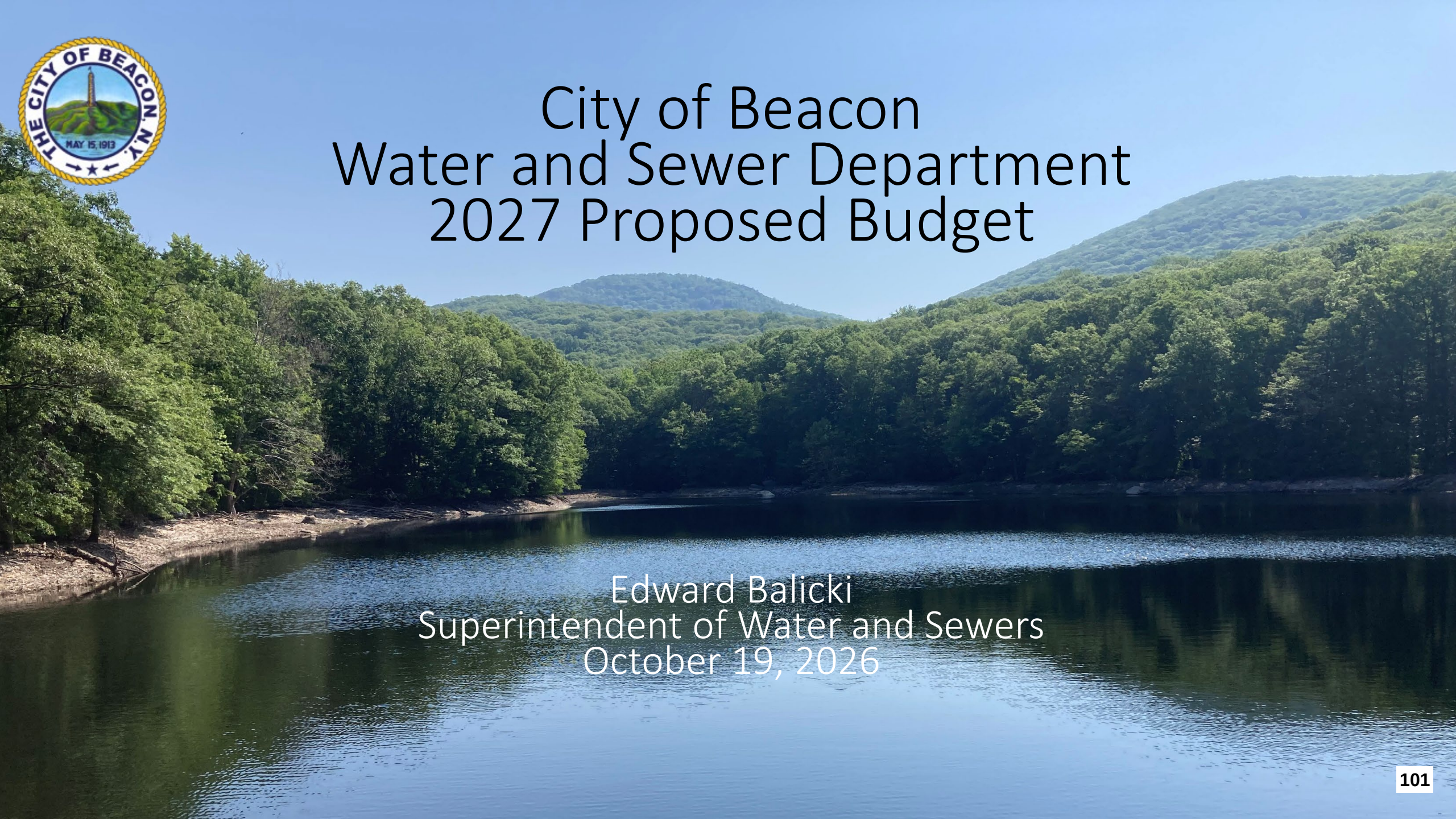
- Public Buildings- $74k to $78k
- Highway- $1.277 million to $1.353 million
- Park- $167k to $175k

- Snow - Equipment
  - $25,500 increase to purchase two new snowplows

Thank you!



Wolcott Avenue Historic Marker
Refurbished 2025



City of Beacon
Water and Sewer Department
2027 Proposed Budget

Edward Balicki
Superintendent of Water and Sewers
October 19, 2026



Sanitary Sewer main repair Talbot Ave



Backhoe Repainting and New Doors

Department Responsibilities:

Provide safe potable water and maintain critical infrastructure for supply and distribution:

- Water Treatment Plant at 470 Liberty Street
- Three reservoirs (Cargill, Mt. Beacon, and Melzingah), two municipal wells, and three water storage tanks (Fairview, Howland and Mt. Beacon)
- Transmission and distribution piping (55 miles) and Helen Ct. Booster Station
- Fire hydrants (580), water valves (1,500), and water meters (4,500+)
- Manholes (1,300) and easements for water and sewer infrastructure
- Regulatory compliance, including inspections, reporting, and sampling

Maintain infrastructure for collection of wastewater

- Extensive network of sanitary sewer mains (50 miles+)
- Pump stations (5) at West Main St, Fishkill Ave, Monell Place, Church St, and Fairways Lane

Department Staffing:

Water Filtration Plant :

- Superintendent of Water and Sewers (1)
- Chief Water Plant Operator (1)
- Water Plant Operator (1)
- Staffed one shift 7 days/week, 365 days/year

Water and Sewer Staffing (“Road Crew”):

- Working Supervisor (1)
- Heavy Equipment Operators (2)
- Water and Sewer Maintenance Mechanics (2)
- Water and Sewer Maintenance Helpers (4)
- Staffed Monday thru Friday/ Emergency calls
- Seasonal Staff support for Summer projects (2)



Water main repair East Main @ Spring Street



Water main repair 10” transmission main

2026 Accomplishments:

- Completed Drinking Water Well #1 Investigation. Bid for pump replacement is being prepared.
- Awarded $2million for the Melzingah Rehabilitation Project
- Manhole repair at Main Street/ Teller Avenue
- Purchased two new vehicles. Vac Truck and new Operators Truck
- Completed installation of new turbidity meters and controllers



New turbidity meters and controllers



Pumping Test of Well #1

Other Activities:

- Annual cleaning and preparation of City pool (w/ Rec)
- Reinforced stone shoring along Riverfront Park (w/ Rec)
- Annual snow plowing and removal (w/ Highway)
- Annual milling and paving (w/Highway)
- Emergency water main leak repairs
- Hydrant and valve maintenance
- Sanitary sewer maintenance
- Reservoir inspection and maintenance
- US EPA Lead Service Line Inventory (LSL)

Water Conservation Initiatives

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	2.388	2.505	2.786	2.583	2.354	2.273	2.11	2.503	2.208	2.214	2.317
February	2.553	2.598	2.667	2.606	2.559	2.302	2.12	2.399	2.23	2.453	2.368
March	2.612	2.611	2.479	2.486	2.521	2.325	2.1	2.278	2.107	2.244	2.32
April	2.544	2.637	2.479	2.536	2.31	2.327	2.19	2.265	2.136	2.204	2.351
May	2.653	2.645	2.405	2.508	2.387	2.343	2.39	2.278	2.255	2.261	2.283
June	2.577	2.654	2.492	2.52	2.356	2.482	2.392	2.402	2.368	2.425	2.337
July	2.667	2.844	2.538	2.616	2.627	2.324	2.35	2.572	2.175	2.386	2.378
August	2.656	2.832	2.519	2.359	2.37	2.295	2.376	2.658	2.115	2.298	2.401
September	2.525	2.809	2.429	2.326	2.363	2.174	2.275	2.268	2.074	2.239	2.312
October	2.547	2.577	2.316	2.218	2.259	2.062	2.317	2.105	1.915	2.143	2.167
November	2.316	2.549	2.346	2.292	2.214	2.043	2.314	2.04	1.965	2.09	2.137
December	2.361	2.657	2.316	2.266	2.1	2.024	2.31	2.107	2.063	2.068	2.253
	2.53325	2.659833	2.481	2.443	2.368333	2.247833	2.270333	2.322917	2.13425	2.252083	2.302

As demonstrated in the 2026 budget presentation from 2015 to 2025, average water distribution declined by 400,000 gallons/day (15% reduction).

****

Conservation is a result of; improved annual leak detection, rehabilitation of reservoirs, and continued modernization of the Water Treatment Plant (including automated valving, new control sensors, best management practices, and fully operational SCADA system with remote site communications)

****

The water saved represents 55 additional days of water based on average flows

2027 Projects and Initiatives

- Construction of new Mt Beacon Water Storage Tank
- Rehabilitation of Melzingah Reservoir Dam (Depending on grant funding award)
- Engineering design of Cargill Reservoir Water Main
- Survey and engineering for Water Main Replacement Projects
- Bi-Annual Safety Inspection of the Reservoirs
- Lead Service Line Inventory Continuation



Melzingah Reservoir Dam



Cargill Reservoir

Significant Proposed Budget Changes

- Regular Salaries: Increase by

  Per contractual obligations in MOA with Union signed August 2025

- Engineering for Bi-Annual Safety Inspections of the Reservoirs

  NYSDEC Compliance Schedule

- Increase in Materials and Supplies to increase overall spare parts inventory.









Thank You,
Questions?

CITY OF BEACON WWTP

2027 Budget Proposal
October 19, 2026

What we do

Protecting Public Health and the Hudson River- The first responsibility of our wastewater treatment plant is to protect public health. Just as importantly, the work we do every day helps protect the Hudson River and the environment around us. It's work that most residents never see, but it directly contributes to their health, the condition of our river, and the quality of life in Beacon.

- Wastewater Treatment Plant treats an average of ***3.5 million gallons of wastewater every day — more than 1.2 billion gallons each year***.
- Our job is to remove pollutants and return properly treated water to the Hudson River.
- Dedicated staff keeps the plant running, maintains the equipment, monitors treatment performance around the clock 365 days to ensure we're doing the job right**.**

Beacon WWTP Effluent



Hudson River Water



Budget Goals for 2027

The 2027 budget provides a responsible, forward-looking plan to meet regulatory requirements, protect public health, and maintain essential services.

- A key goal for 2027 is to reduce operating costs, and with recent investments in the new dewatering centrifuges and aeration blowers, we are now in our strongest position to do so.
- These upgrades give us the opportunity to lower two of our largest expenses—solids hauling and energy—while continuing to improve efficiency and support our employees.



Pumps systems for Centrifuges



Centrifuges



Aeration Blowers

WWTP Staffing

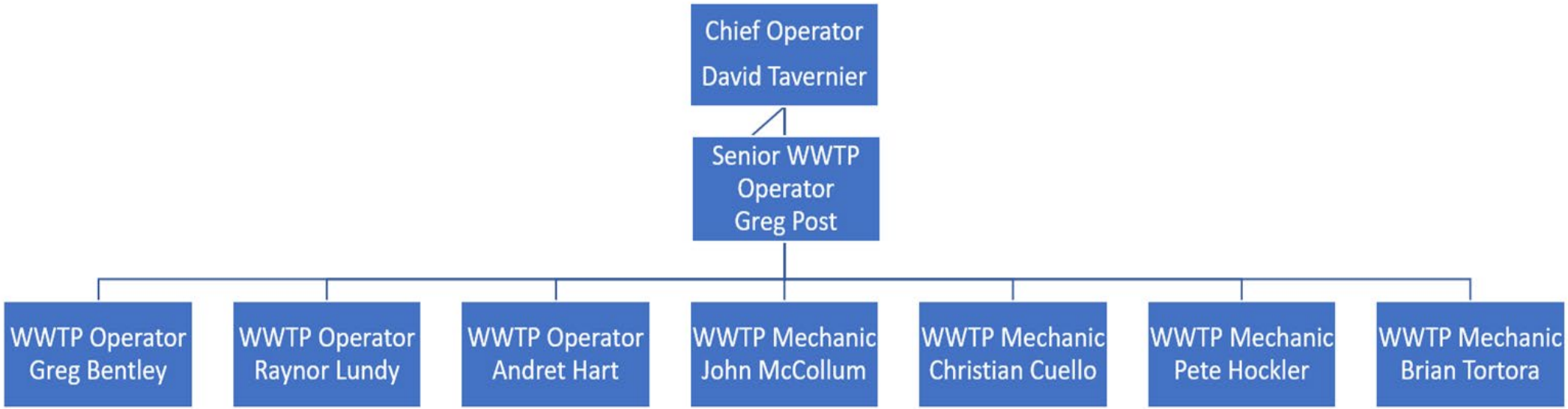
The City of Beacon WWTP operates 2 shifts M-F, and 1 shift Sat-Sun, 365 days a year.

Our current staffing:

- 1 Chief WWTP Operator
- 1 Senior WWTP Operator
- 3 WWTP Operators
- 4 WWTP Mechanics
- Senior Maintenance Mechanic (Vacant)
- Mechanic Helper (Vacant)



2026 Organizational Chart



Significant Proposed Budget Changes

Increases-

Processed solids hauling

- With the required renewal of our three-year contract, the per-ton hauling rate increased by about 40%, resulting in an expected 2027 budget of approximately $950,000.

Software and support systems

- With our new physical infrastructure now in place, the next step is to integrate these systems through SCADA and computer-based controls for improved monitoring, coordination, and automation.
- This budget increase of $20,000 will help connect and optimize the major infrastructure improvements completed over the past five years. This is a one-time cost.

Reductions-

Chemicals

- By improving our treatment processes and investing in new dewatering technology, we were able to eliminate the use of our most expensive chemical. In addition, infrastructure repairs reduced chlorine usage by approximately 30%.
- Overall, the reduction is 28% compared to the 2026 adopted budget.

Proposals for cost savings

Overtime- With the implementation of our new dewatering upgrade, we anticipate a meaningful reduction in overtime by aiming to streamline our daily operations.

- Currently, our schedule runs from 6 AM to 9 PM M-F, largely in part to the constraints of our dewatering capabilities. However, the enhanced efficiency of the centrifuge technology is expected to accelerate solids processing, potentially allowing us to conclude operations much earlier in the workday. We are currently in the process of piloting this scheduling reduction.

Hauling costs-

- The new centrifuge produces a drier solids cake, reducing the amount of material that must be hauled and disposed of. Our goal is to lower overall tonnage which would reduce hauling costs, currently our largest operating expense.

Revenues Overview

Hauler Revenue Overview

- Revenues are down this year due to construction related interruption of hauler services. We expect a revenue increase in 2027 now that we are back to 100% capacity.

Goal to increase revenue in 2027

- Continue to identify and attract new compatible liquid waste treatment customers. We currently have additional reserve capacity available under our leachate permit, and we aim to maximize our daily utilization—similar to how we've optimized our septic hauling operations. This process takes time and is approved through State Department of Environmental Protection.



8130 WATER POLLUTION CONTROL									
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616
G8130-103100	TEMPORARY POSITION								
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-
G8130-190000	SEVERANCE/RETIREMENT PAY								
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500
G8130-416300	PAINTS	-	500	59	-	500	500	-	500
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000
G8130-462000	TRAVEL	5	500	500	-	500	500	-	
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**



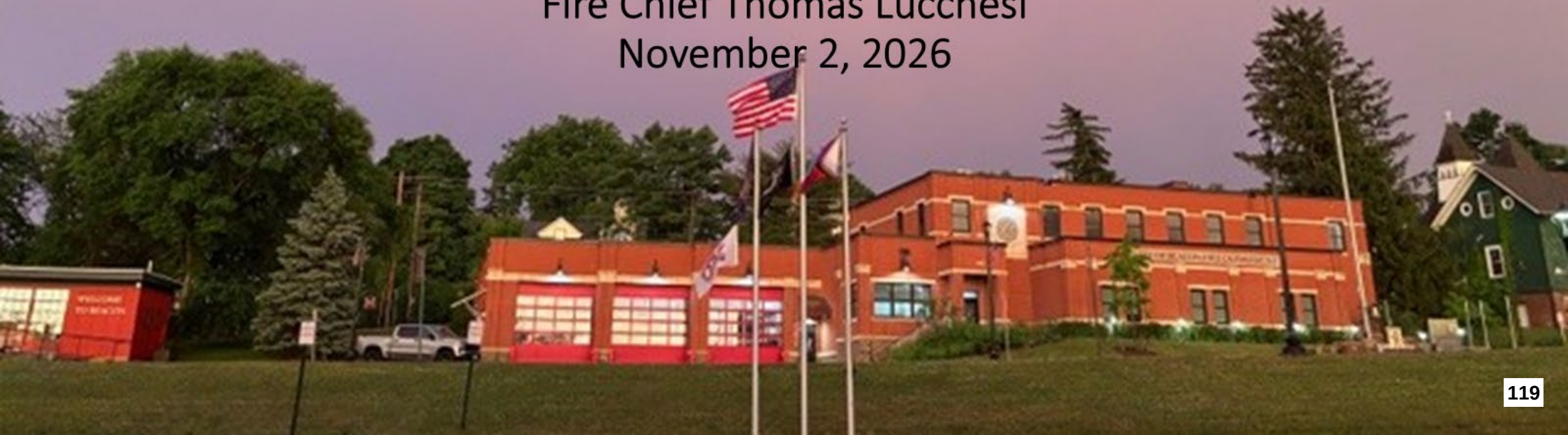
Every gallon we treat represents a responsibility fulfilled - to our residents, to the Hudson River, and to the generations who will depend on both.

Thank you for your continued support in helping us maintain these efforts and achieve the same results throughout 2027.

City of Beacon
Fire Department

2027
Proposed Budget

Fire Chief Thomas Lucchesi
November 2, 2026



Budget Goals

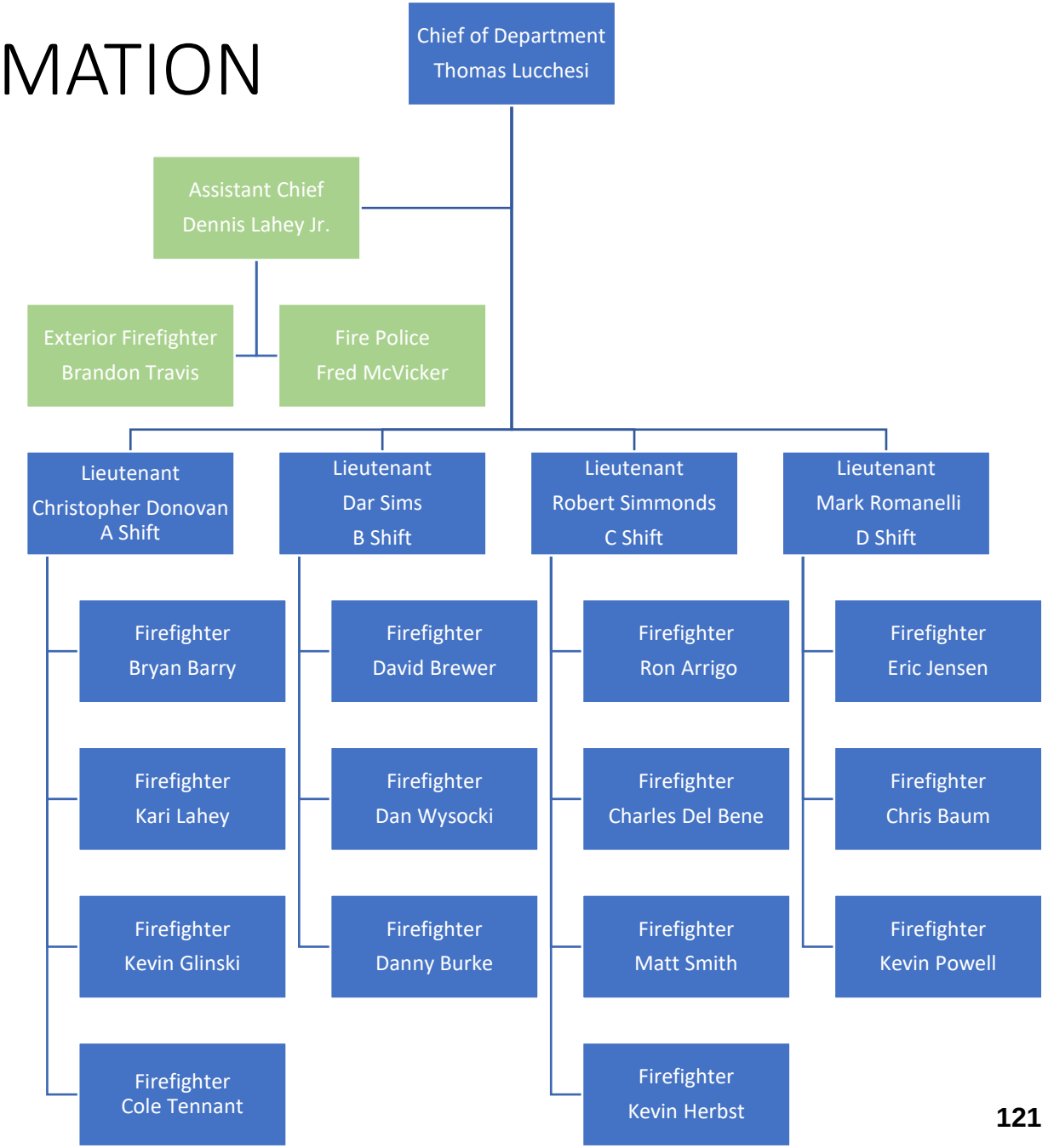
The primary goal in developing the 2027 budget was to create a balanced and fiscally responsible operational plan to ensure the highest level of service to the residents of the City of Beacon.

The budget preparation included a comprehensive review of the three prior budgets, with a focus on both projected and actual expenditures to inform future planning and decision-making.



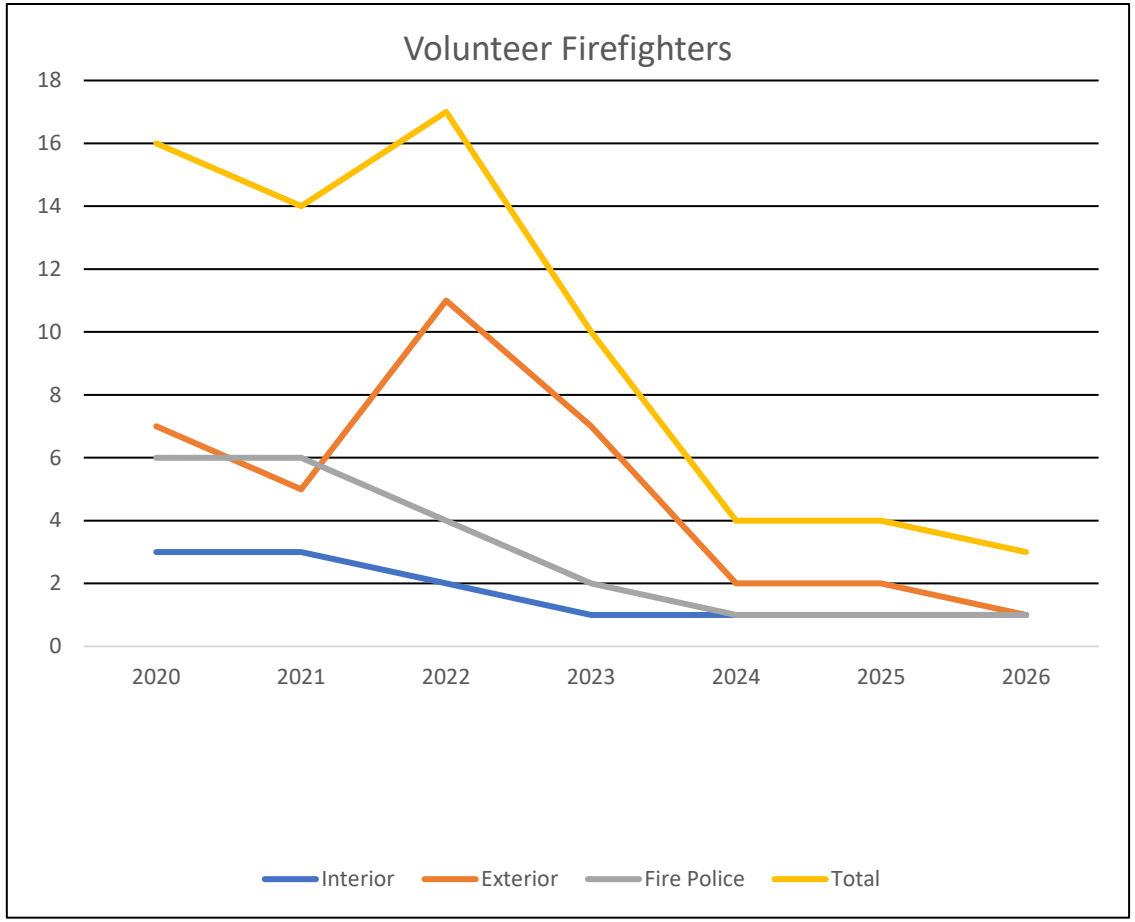
Staffing Information

- Currently, 19 Career Staff including 4 Lieutenants and a Fire Chief
- 3 Volunteer Firefighters including an Assistant Chief
- Proposed Budget does not increase staffing in 2027
- The Department needs additional firefighters in near future to meet basic response demands and ensure firefighter safety.

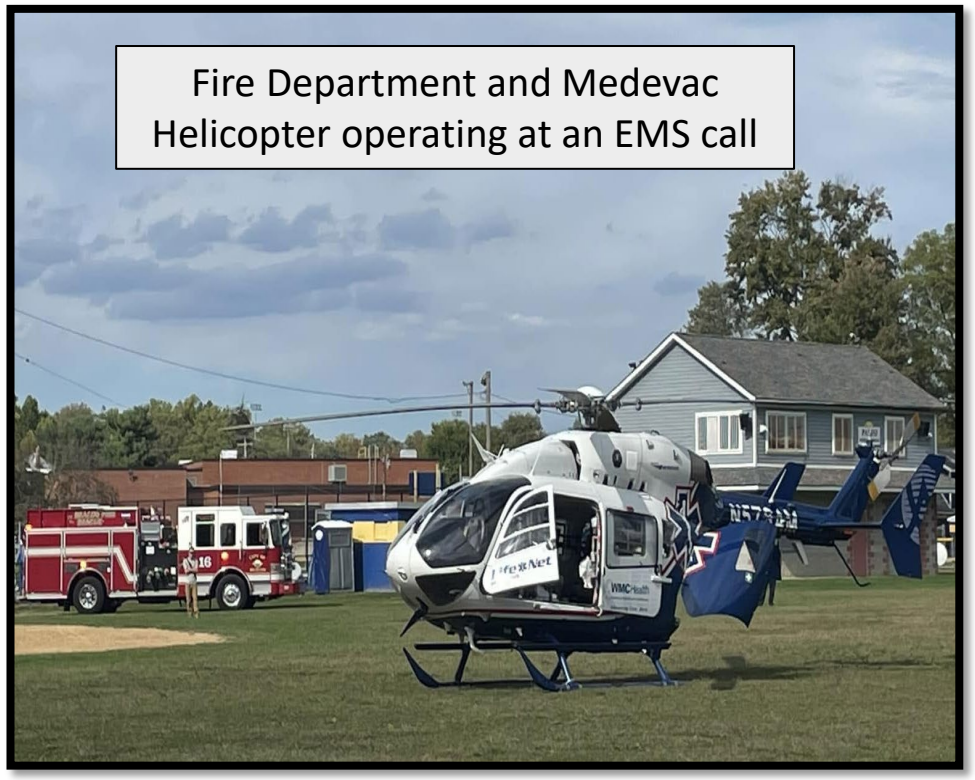


Volunteer Staffing

- Department has evolved from a mostly volunteer-staffed department, to predominately career-staffed department, supplemented by 3 active volunteers
- Decline in Volunteerism
  - 84% decrease since 2018
  - Similar to other departments in the region and throughout NY State
- In 2026, we lost one volunteer



Significant Proposed Budget Changes


Fire Department and Medevac Helicopter operating at an EMS call

Ambulance Services: Increase by $218k (93.9%)

- Negotiations are ongoing to secure EMS coverage for 2027
- The City is exploring shared services with neighboring municipalities to reduce costs and improve ambulance availability

Regular Salaries: Increase by $239k (17.0%)

- Reflects scheduled step increases and negotiated wage increase under the collective bargaining agreement

Maintenance of Equipment: Increase by $8.4k (19.6%)

- To support preventive maintenance contracts for equipment, fire apparatus, and firehouse systems

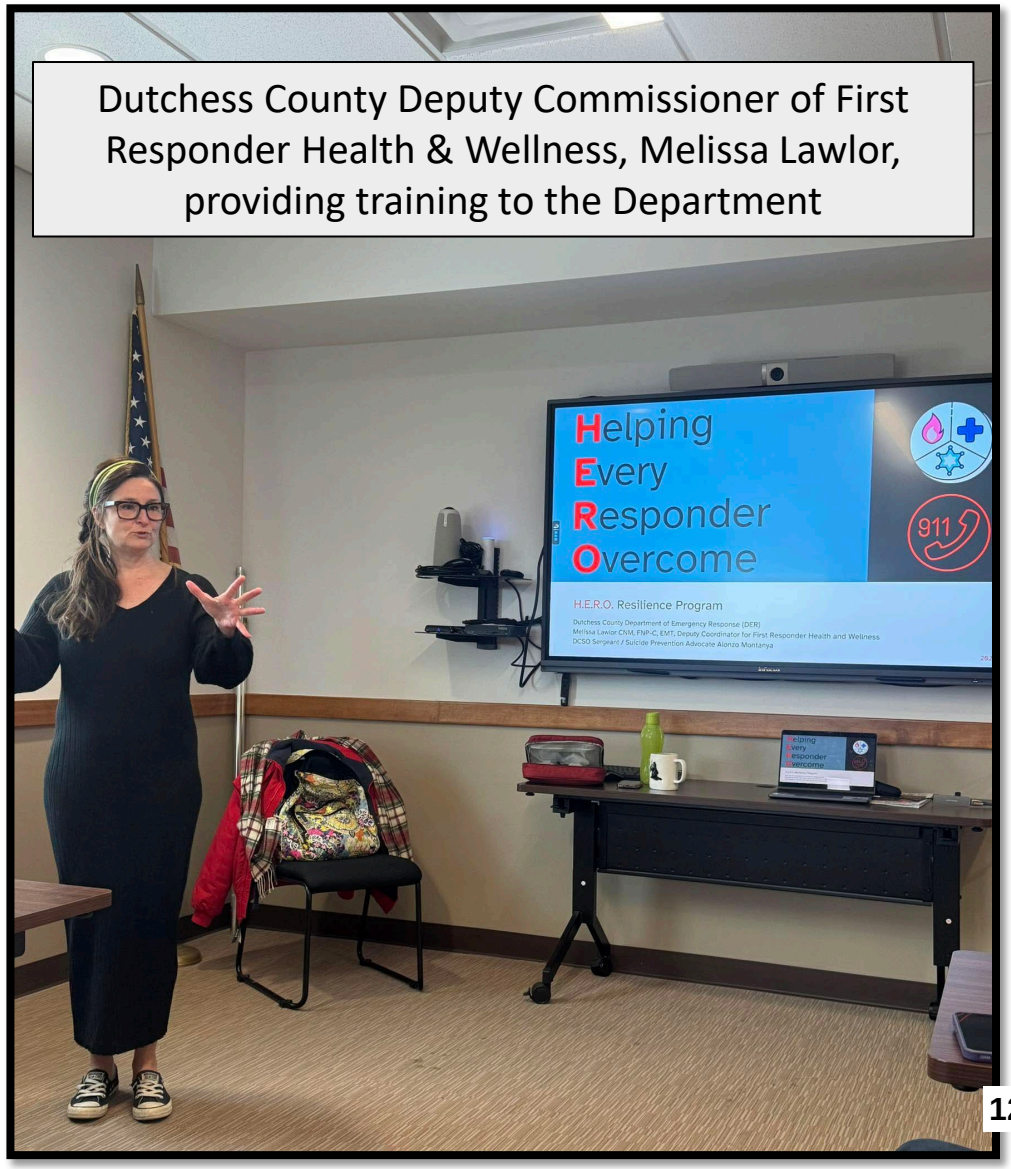
Investing for Future Cost Savings

The comprehensive Employee Health and Wellness program promotes health and fitness to reduce future medical costs and injury-related leave

- Injuries have decreased substantially in 2026 compared with prior years

A focused effort to address minor issues with protective gear, tools, and apparatus

- Has helped extend equipment life and prevent costly repairs and premature replacement by resolving small problems before they become major issues



Dutchess County Deputy Commissioner of First Responder Health & Wellness, Melissa Lawlor, providing training to the Department

Grants Awards Reduce Taxpayers Costs



2025 Dutchess County EMS Fly-Car Grant funding was used to obtain two automated chest compression devices

Since April of 2023, the Fire Department has successfully obtained the $113,718 in grant funding from Federal, State, County, and private sources including:

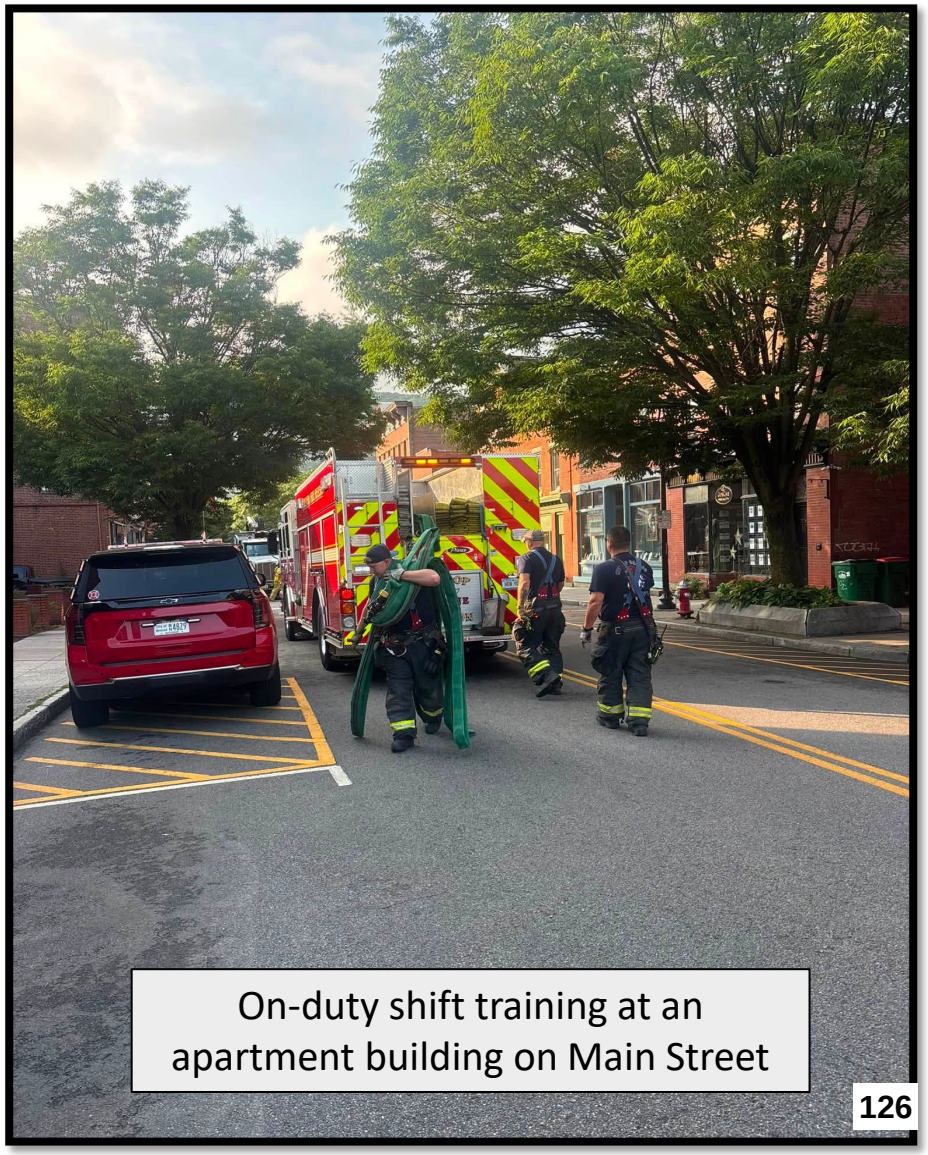
- Dutchess EMS Fly-Car Grant $16,580
- Dutchess County MIG $20,000
- NYS DEC Forestry Grants $5,500
- Hudson Valley Credit Union $2,000
- FEMA AFG Program $67,061
- Weber Properties $2,577

The Department Continues to proactively pursue all viable grant opportunities

2026 DEPARTMENT ACCOMPLISHMENTS

- Established department Rescue Task Force training to strengthen coordinated emergency response and provide a critical public safety capability in Southern Dutchess County

- Continued to strengthen department culture through professionalism, teamwork, and continuous improvement, enhancing our reputation as a great place to work and build a career



On-duty shift training at an apartment building on Main Street

2027 INITIATIVES AND GOALS

- Expand the Department's water rescue capabilities on the Fishkill Creek and the Hudson River
- Strengthen the Department's training program to meet the City's evolving emergency response needs
- Identify and secure funding to hire additional firefighters, bringing the regular shift staffing to five career personnel

On-duty shift flowing water from the stand-pipe system at
the Forrestal Heights High-Rise



Summary Overview

MISSION

Deliver exceptional fire protection and emergency services that meet the community's evolving needs.

KEY PRIORITIES

Strengthen staffing and training, expand rescue capabilities, maintain reliable EMS coverage, and invest in employee wellness and preventive maintenance.

GOAL

Ensure the Department remains professional, proactive, resilient, and prepared for Beacon's evolving public-safety needs.

City of Beacon Recreation Department
2027 Proposed Budget

Recreation Director Mark Price
November 2, 2026



Department Mission

To deliver high-quality programs and activities for residents of all ages and backgrounds. Working through the Recreation Center, park facilities, and public schools, our programs reach thousands each year. In coordination with other City departments, we plan and oversee improvement projects in our parks and facilities.

The Department is dedicated to enhancing the quality of life in Beacon. Our support and coordination with local committees and volunteer organizations have proven to be key to implementing great new initiatives and programs for our community.





Department Staffing









- Four (4) full-time employees, including Recreation Director, with one (1) part-time cleaner
- Ten(10) part-time after-school program employees
- Approximately 30-40 seasonal staff for summer camp, pool, and summer laborer projects
- Youth employment program in 2026 for twelve (12) youth during spring and summer. Funded through D.C. Workforce Investment Board

2026 Project Highlights

Memorial Park- Southwest Corner Rehab-

- Project includes; repaving of basketball courts to address drainage issues, survey, design, and planning to include pickleball courts, batting cages, softball field rehab, and new park dept work barn. Site work will address drainage, parking and new plantings. Work is scheduled to start 2027

Skate Park (RAMPs) Phase 2 Installation-

- New park elements will double the current footprint. Installation scheduled for early November 2026

Riverfront BBQ stations-

- Significant updates to park amenities. Work completed in house by the Dept. of Public Works

Wee Play Toddler Playground Upgrades-

- In collaboration with the WeePlay Community Project the installation of new interactive elements to be installed in November 2026. $32K raised in community donations and $10K from budget

Completed South Ave Basketball Court Resurfacing





Programming & Community Events

2026 Youth Programs:

- Hosted 4 weeks of our annual Camp @ the Camp summer program and 2 weeks of a new summer program and Memorial Park Days
- 2 sessions of a new youth culinary clinic called Yes Chef!
- Hosted Spring, Summer, and Fall sessions of Learn to Skateboard clinics at RAMPs

Aquatics and Public Pool

- Hosted summer public pool hours at reduced cost for Beacon residents.
- Continued annual free-swimming lessons thanks to Dutchess County Office of Child and Family Services funding as well as Aqua Zumba and Lap Swim sessions for adults

Planned Community Events and Initiatives:

- Movies in the Parks, Citywide Yard Sales (spring/fall), Fourth of July Fireworks, Earth Day Cleanup, and Arbor Day
- Sponsored for the 3rd year: Backyard Tree Program

Supported Sports Leagues and Programming:

- Includes Beacon Hoops youth summer basketball league, Men's Over 35 Softball, Women's Softball, and Women's Winter Volleyball

After School Programming

- Our 11th season operating three after-school programs in the BCSD elementary schools







Youth Employment Programs

Our youth programs provide education and opportunity. Programing includes emphasis on life skills, including, time management, financial literacy, resume writing, problem-solving, teamwork, communication, patience, and conflict resolution. Total funding received in 2026 for youth employment from the Dutchess County Workforce Investment Board was, $33,000.

Youth Employment Program (YEP)-

- Employed 6 teens part time for 17 weeks in the City's afterschool program
- Teens received background screening, childcare training, and certification through OCFS
- Successfully employed 1 YEP participant, part-time, with the City of Beacon

Summer Youth Employment Program(SYEP)-

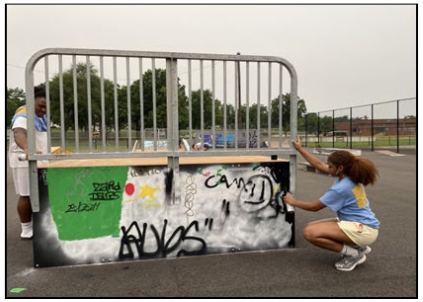
- Employed 6 teens part time for 6 weeks during summer working as junior counselors at the Memorial Park- Park Days summer camp. Additionally, youth participated in a beautification program in parks and on Main Street











Community Partnership

We are deeply committed to serving the Beacon community through active engagement, meaningful programming, and strong community partnerships. Over the years, we have collaborated with a diverse range of organizations and individuals, striving to complement and strengthen their efforts while advancing our shared goals. We recognize and celebrate the dedication of the volunteers, community organizations, and local partners whose hard work and commitment enrich Beacon's recreational landscape and create opportunities that benefit our entire community. Just a few examples of the amazing programing and support available for City residents and visitors at various recreation facilities-

- Beacon Hoops
- Beacon Bicycle Coalition
- River Swim, Senior Exercise, Bulldog Baseball Camp
- Aqua Zumba, Glade's disc golf, youth flag football
- Thai Chi Classes, AARP Defensive Driving
- The Annual Community Cookout
- Ree Play Sale

- BCSD Participatory Budgeting/Participation in Gov't.
- Various Youth Volunteer Opportunities
- REV250 event and outreach support
- Community food distribution and SNAP card support
- Red Cross Blood Drive site
- Spirit of Beacon Day support
- Cub Scouts Girl Scouts

Significant Proposed Changes

Regular Salaries: Increase by **$17.4k (9.25%)**

- Reflects salary increases from the 2026 CSEA agreement

Afterschool Counselors: Increase by **$21.6k (17%)**

- Increased staff compensation and addition of YEP hires

Summer Camp Counselors: Increase by **$16.5k (25%)**

- Increased staff compensation and addition of SYEP hires

Lifeguards: Increase by **$5k (10%)**

- Increased staff compensation and reflected 2026 usage of actual hours staffed







Thank you for your support!

CITY OF BEACON POLICE DEPARTMENT

2027 PROPOSED OPERATING BUDGET

Chief Thomas Figlia
November 2, 2026

DEPARMENT RESPONSIBILITIES

- 24/7 Protection and Service to the community
- Ensuring public safety and a peaceful quality of life for residents, visitors and businesses
- Supports a wide array of public events such as parades, riverfront festivals and school district sporting events
- Handled approx. 6,581 police calls in the last year
  - Includes in-progress crime, domestic disputes, noise, parking and traffic complaints
- Proactively patrols the city
- Maintains consistent community engagement



DEPARTMENT STAFFING

36 Sworn Members Authorized (currently 1 vacancy)

- Includes Police Chief, Lieutenants, Sergeants, Detectives and Police Officers

6 Non-sworn Members (currently 2 vacancies)

- 2 administrative staff members, 2 full-time dispatchers and 2 part-time dispatchers

Augmented by non-city employees

- Full-time Behavioral Health Specialist and part-time Victim's Advocate



2026 PROJECTS AND INTITIATIVES



Reduction in Overtime Spending

- Staffing crisis which continued into 2025 led to unprecedented need for overtime
- A new contract led to Beacon officers achieving compensation close to their peers throughout the county
- Being able to maintain staff led to an approximately 37% decrease in overtime hours in 2026

Traffic Enforcement

- Increased traffic enforcement is the number one request BPD receives
- In 2025 we made approx. 40% more stops than in 2024 and so far in 2026 we have made 53% more stops than at this time in 2025

2027 PROJECTS AND INITIATIVES

For 2027, the department's operating budget focus continues to be on staffing stabilization and development.

As with last year, the department continues to budget frugally in order to absorb the contractual increases that were necessary to staff the department.

Most of the Department's fiscal projects and initiatives, such as the drone program and fleet maintenance are covered in the capital budget.



MAJOR ITEM CHANGES PROPOSED

Regular Salaries: Increase by $187,358

- Increased compensation from the 3-year agreement with PBA contained in proposed budget
- Department needed to raise regular salaries to attract and retain staff and mitigate overtime costs related to short staffing

Overtime: *Decrease* by $91,661. This is a larger decrease than 2026's increase

- A better contract has led to retention and recruitment success and a reduced need to rely on overtime
- The significant reduction in hours needed is somewhat offset by salary increases



MAJOR ITEM CHANGES PROPOSED

Case Management: Increase by $9,500

- Covers the contract with Mental Health America for our Behavioral Health Specialist
- Responded to 154 calls in 2025 and linked 105 individuals with post police call resources such as mental health or substance abuse treatment, crisis housing and case management

Firearms: Increase by $6,584

- Expansion of successful red dot sight program
- Estimated that $4,275 of this will be offset through trading in current firearms

Lashaveous Dicker is a behavioral health specialist from Mental Health America of Dutchess County who has worked with the Beacon Police Department since 2021.



When do you accompany officers on calls?

I go on calls when someone is experiencing delusions, has made suicidal statements or has threatened to harm friends or family. I also go when someone is in a state of psychosis, or on calls to help the homeless, to try to get them

MAJOR ITEM CHANGES PROPOSED



Traffic Lights: Increase by $3,000

- The need for maintenance and repair of our traffic lights continues to increase

Candidate Evaluation and Training decreased by $2,000 each

- Being closer to full staffing means we have to put fewer new officers through the hiring and initial training process.

Thank you for your continued support.



City of Beacon City Council Agenda
11/16/2026

Title:

Appointment of Denise VanBuren to the Position of City Historian

ATTACHMENTS

City of Beacon City Council Agenda
11/16/2026

Title:

2027 Proposed Budget

ATTACHMENTS

2027 Proposed Budget

CITY OF BEACON

2027

PROPOSED

BUDGET

City of Beacon
New York

Lee Kyriacou
Mayor

Office of the Mayor

October 5, 2026

Dear Members of the Beacon City Council:

As required by State law and the City Charter, I present to you at the first meeting in October the 2027 Proposed Budget, my seventh annual budget as Mayor for the City of Beacon.

Here's the bottom line: the Mayor's Proposed Budget for 2027:

- Provides ongoing and strategic increases in employee compensation,
- Continues all current services while absorbing substantial cost increases, and
- Like every budget as Mayor, stays below the State property tax cap.

Let me touch briefly on each of these before I hand off to others for details.

Fairly Compensating Employees. The 2027 Budget again includes significant salary increases for all employees, plus higher health and retirement expense – and also for this year comparative survey-based increases in management salaries. This reflects my priority on fairly compensating our dedicated and skilled employees, which also helps us retain the best talent and reduce overtime. This year we have more readily filled vacancies (e.g., down to one police officer vacancy), and significantly reduced overtime. As in 2026, this employee commitment requires tough fiscal discipline in the 2027 Budget, with no increase in employee count and a cap on non-employee discretionary spending.

Increasing Costs of Key Contracted Services: Several key services have expense increases in the 2027 Budget and beyond. The largest increase is for additional public support of ambulance/EMS service, where we needed to address the end of one provider's service – and where we expect to shift to sharing services with adjacent communities to manage expense. The other large increase is for hauling of wastewater treatment sludge, as our last agreement expired, and new bids saw significant increases in the per-ton costs.

Holding the Line on Property Tax Increases. As with all my Mayor Budgets, we stay at or under the State Property Tax Cap. The 2027 Budget proposes a six-cent decrease in the residential (Homestead) tax rate, down to $5.43 per $1,000 of assessed value. That rate is down more than two dollars since I became Mayor in 2020, and the lowest level in more than 16 years. For a home assessed at $500,000, this translates to a modest tax increase of about $107 (or 3.9%). To help accomplish this, the 2027 Budget will need to use $275,000 in General Fund Balance, which is in a strong position due to prior savings.

All six of my Mayor Budgets have kept tax increases in roughly that same modest range, notwithstanding significantly higher inflation and property value increases since 2020. The ability to minimize property tax increases is due in large part to:

- The 10-year sales tax sharing agreement that I negotiated with the County in 2022, which continues to offset cost increases;
- Sustained new construction that reduces all taxes for all existing properties, with $46 million added to our tax rolls for this year, and over $270 million since 2020.
- The disciplined financial management of this administration.

Record Investment and Services. This financial discipline allows the City to expand services, undertake generational capital projects, and build the capacity of our small municipal government. We have and will continue to make historic investments in our parks, as well as major increases in our recreation programs, which have more than doubled in my tenure as Mayor. We are continuing to invest in hiring and retaining the best staff in each of our departments. All the while, we continue to be a leader in environmental sustainability – transitioning our vehicle fleet to hybrid and electric, investing in green energy, offering public composting and new e-waste recycling, planting trees, and reducing emissions at our closed landfill.

I want to express my appreciation to the residents for supporting our historic investments in infrastructure and human capital, which result in better quality of life and a highly professional City staff. Thank you to my City Council colleagues for their advocacy and support of City initiatives that continue to improve our community and quality of life. And finally, thank you to the dedicated employees of the City of Beacon, without whose daily commitment none of this would be possible.

I look forward to our upcoming discussions regarding this Proposed 2027 Budget.

Respectfully,



Lee Kyriacou
Mayor, City of Beacon

CITY OF BEACON

2027 PROPOSED BUDGET

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CITY OF BEACON
2027
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 2027 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2027.

DATE: October 5, 2026

		GENERAL	0% INCREASE WATER	10% INCREASE SEWER
APPROPRIATIONS		**29,539,155**	**4,417,533**	**5,522,514**
TOTAL REVENUE		**14,714,732**	**4,417,533**	**5,522,514**
BALANCE OF APPROPRIATIONS		**14,824,423**	**-**	**-**
FUND BALANCE APPROPRIATIONS				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(275,000)**		
Tax Levy:		**14,549,423**		
Allowable levy at tax cap	14,549,423			
Amount below cap	-			

		HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution		**10,532,761**	**4,016,662**	**14,549,423**
Base Proportion:		***72.392980***	***27.607020***	***100.00***
Rates:	***2027 Tax Rates***	**5.433298**	**8.250437**	
	2026 Tax Rates	**5.489724**	**8.710794**	
	Percentage Increase/Decrease	***-1.0279%***	***-5.2849%***	
Assessed Values:				
09/18/26 - TENTATIVE ROLL		***1,938,557,544***	***486,842,338***	***2,425,399,882***
11/20/25 - FINAL ROLL		***1,821,200,389***	***445,694,113***	***2,266,894,502***
	Percentage Increase	***6.44%***	***9.23%***	***6.99%***
	Dollar change	117,357,155	41,148,225	158,505,380

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,406	54,000	54,000	54,866	66,000	66,000	48,231	66,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	12,500	10,000	10,000	12,500	10,000	10,000	-	12,500	
A1010	416000	MATERIALS & SUPPLIES	512	500	500	116	500	500	355	500	
A1010	443200	TRAINING	-	500	500	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	10,749	11,383	11,501	11,501	12,468	12,468	12,306	13,167	
A1010	452000	CONSULTANT	17,270	13,680	13,680	13,104	14,088	14,088	5,768	7,944	
A1010	452010	GRANT WRITING CONSULTANT	-	8,000	7,882	-	4,000	4,000	-	4,000	
A1010	452020	COUNCIL INITIATIVES	-	75,000	25,000	-	100,000	100,000	-	100,000	
A1010	455000	VIDEOGRAPHER	20,600	22,600	22,600	21,125	22,600	22,600	13,808	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	2,618	10,000	10,000	-	10,000	
A1010	820000	SOCIAL SECURITY	4,485	4,896	4,896	4,189	5,814	5,814	3,472	6,005	
TOTAL CITY COUNCIL			**120,522**	**210,559**	**160,559**	**120,019**	**245,970**	**245,970**	**83,940**	**243,216**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,302	25,000	25,000	25,481	30,000	30,000	21,923	30,000	
A1210	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A1210	220000	OFFICE EQUIPMENT	-	150	150	137	-	-	-	-	
A1210	416000	MATERIALS & SUPPLIES	279	1,000	1,000	778	600	775	774	600	
A1210	443200	TRAINING	-	835	835	51	835	112	65	500	
A1210	462000	TRAVEL						98	98	100	
A1210	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1210	820000	SOCIAL SECURITY	7,189	1,913	7,767	7,024	2,295	2,295	1,475	2,295	
TOTAL MAYOR			**32,770**	**28,898**	**34,752**	**33,471**	**33,730**	**33,280**	**24,335**	**33,495**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	218,572	223,268	233,315	237,509	260,685	260,685	185,834	301,000	
A1230	105200	SICK LEAVE BONUS	1,200	1,200	2,000	2,000	2,000	2,000	1,000	1,000	
A1230	190000	SEVERANCE/RETIREMENT							27,736	-	
A1230	250000	PURCHASE EQUIPMENT	-	500	-	-	500	500	-	-	
A1230	416000	MATERIALS & SUPPLIES	217	300	100	44	300	300	210	300	
A1230	443200	TRAINING								500	
A1230	447200	REPAIR OF EQUIPMENT	-	-	700	700	750	750	-	750	
A1230	462000	TRAVEL	30	-	-	6	-	-	-	-	
A1230	820000	SOCIAL SECURITY	11,040	17,172	12,147	12,190	20,095	20,095	15,567	23,103	
TOTAL ADMINISTRATOR			**231,059**	**242,440**	**248,262**	**252,449**	**284,330**	**284,330**	**230,347**	**326,653**	
1325 FINANCE											
A1325	101000	REGULAR SALARIES	376,195	393,911	415,036	419,595	441,391	441,391	322,233	480,993	
A1325	105000	OVERTIME	10,270	10,000	20,000	20,590	16,000	16,000	15,585	17,000	
A1325	105200	SICK LEAVE BONUS	1,159	600	1,000	1,000	3,000	3,000	3,000	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	2,500	2,500	2,500	1,250	2,500	
A1325	416000	MATERIALS & SUPPLIES	5,264	4,000	5,000	3,932	4,000	4,000	2,524	4,500	
A1325	440700	ANNUAL AUDIT	48,250	40,000	40,580	50,750	40,000	40,000	10,000	44,000	
A1325	440702	GASB 75 VALUATION	19,500	5,000	9,750	9,750	20,000	20,000	10,000	10,000	
A1325	441500	SOFTWARE & SUPPORT	58,561	62,000	58,640	8,443	65,000	65,000	70,594	70,000	
A1325	443200	TRAINING	-	6,000	1,250	-	6,000	6,000	-	9,700	
A1325	452000	CONSULTANT	9,068	-	-	-	-	-	-	-	
A1325	462000	TRAVEL	-	1,000	-	-	1,000	1,000	-	500	
A1325	467000	ASSOCIATION DUES	-	650	650	292	650	650	-	650	
A1325	820000	SOCIAL SECURITY	28,795	31,328	32,978	32,024	35,411	35,411	24,711	38,517	
TOTAL FINANCE			**562,062**	**559,489**	**589,884**	**548,876**	**634,952**	**634,952**	**459,897**	**681,360**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	120	120		500	500	500	500	
A1355	109100	PART TIME CLERICAL	17,029	21,900	22,886	22,824	24,147	24,147	18,984	26,706	
A1355	416000	MATERIALS & SUPPLIES	-	750	750	688	500	500	63	500	
A1355	443200	TRAINING	-	500	500	37	500	500	-	500	
A1355	450200	APPRAISERS	-	8,000	7,000	2,500	6,000	-	-	5,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	58,416	61,000	61,000	60,990	62,820	69,490	69,490	71,575	
A1355	462000	TRAVEL			30	30					
A1355	820000	SOCIAL SECURITY	1,303	1,685	1,685	1,746	1,885	1,885	1,491	2,081	
TOTAL ASSESSMENT			**76,748**	**93,955**	**93,971**	**88,815**	**96,352**	**97,022**	**90,528**	**106,862**	
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,619	13,000	13,000	11,967	14,000	13,330	-	14,000	
TOTAL TAX ADVERTISING & EXPENSE			**12,619**	**13,000**	**13,000**	**11,967**	**14,000**	**13,330**	**-**	**14,000**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIF	-	1,000	1,000	-	1,000	-	-	1,000	
TOTAL PROPERTY ACQUIRED			**-**	**1,000**	**1,000**	**-**	**1,000**	**-**	**-**	**1,000**	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	25,000		25,000	25,000	-	25,000	
A1380	461202	ANNUAL FILING STATEMENT	1,861	2,600	2,600	3,591	2,900	2,900	-	2,900	
TOTAL FISCAL AGENT FEES			**1,861**	**27,600**	**27,600**	**3,591**	**27,900**	**27,900**	**-**	**27,900**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	118,988	122,416	127,925	130,801	137,745	137,745	100,559	153,932	
A1410	105000	OVERTIME	-	500	500	322	750	750	355	600	
A1410	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A1410	120000	HEALTH INSURANCE BUY-OUT	1,250	-	-	-	-	-	-		
A1410	416000	MATERIALS & SUPPLIES	1,847	2,000	2,018	2,367	2,500	2,500	1,599	2,100	
A1410	440801	FILING FEE COUNTY CLERK	-	100	100	-	100	100	-	100	
A1410	441000	BOOK BINDING	2,986	3,500	3,482	-	3,500	3,500	-	3,500	
A1410	441400	CODIFICATION	6,966	13,500	13,095	7,430	10,000	10,000	4,009	7,500	
A1410	441500	SOFTWARE & SUPPORT	17,815	17,815	18,220	18,220	18,340	18,340	9,866	20,000	
A1410	443200	TRAINING	1,999	2,600	2,600	2,490	2,600	2,600	2,292	4,700	
A1410	447000	RENTAL OF EQUIPMENT	2,017	2,100	2,100	1,553	2,100	2,100	2,071	2,100	
A1410	465000	POSTAGE	13,802	13,500	13,500	13,611	15,000	15,000	10,421	15,000	
A1410	467000	ASSOCIATION DUES	100	410	410	430	410	410	330	430	
A1410	470100	ADVERTISING	1,637	2,000	2,000	962	1,800	1,800	146	1,800	
A1410	820000	SOCIAL SECURITY	8,832	9,403	9,823	9,509	10,595	10,595	7,333	11,822	
TOTAL CITY CLERK			**178,239**	**189,844**	**195,773**	**187,695**	**205,440**	**205,440**	**138,981**	**223,584**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1420 LAW											
A1420	450400	ATTORNEYS	115,090	115,000	115,000	111,813	115,000	115,000	66,220	115,000	
A1420	450433	TAX CERTIORARI MATTERS	5,382	11,000	11,000	13,231	11,000	11,000	7,200	11,000	
A1420	450436	IN REM	8,013	10,000	15,000	32,308	10,000	10,000	7,754	15,000	
A1420	450437	PROPERTY ASSESSMENT SETTLI	7,449	15,000	5,900	-	15,000	15,000	-	10,000	
A1420	450439	CSEA MATTERS	-	2,500	2,500	-	2,500	2,500	264	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	2,500	2,500	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	329	5,000	5,000	3,948	5,000	5,000	-	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	5,138	15,000	7,500	5,969	10,000	10,000	8,400	10,000	
A1420	450461	TRAFFIC COURT	24,000	31,200	31,200	31,414	33,000	33,000	19,279	33,000	
A1420	450464	FIREHOUSES			41,089	33,589	-	-	-	-	
A1420	450600	ARBITRATORS	-	3,000	3,000	1,500	3,000	4,579	4,579	3,000	
A1420	456500	CIVIL ACTION EXPENSE	211	10,000	-	-	10,000	8,421	-	8,000	
TOTAL LAW			**165,612**	**220,200**	**239,689**	**233,772**	**217,000**	**217,000**	**113,696**	**215,000**	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	139,747	149,010	153,656	153,115	167,836	167,836	122,437	179,836	
A1430	105200	SICK LEAVE BONUS	-	-	1,000	1,000	1,000	1,000	1,000	1,000	
A1430	120000	HEALTH INSURANCE BUY-OUT	-	-	-	1,836	2,500	2,500	1,042	-	
A1430	416000	MATERIALS & SUPPLIES	23	1,200	1,200	1,188	1,000	1,000	-	1,000	
A1430	443200	TRAINING	1,321	9,200	5,262	1,361	5,700	5,700	1,066	4,700	
A1430	453800	WORKPLACE SERVICES	5,758	7,200	11,138	11,132	7,800	7,800	7,349	7,800	
A1430	467000	ASSOCIATION DUES	519	600	600	479	650	650	-	650	
A1430	470100	ADVERTISING	-	500	500	-	1,000	1,000	-	500	
A1430	820000	SOCIAL SECURITY	10,253	11,399	11,399	11,476	12,839	12,839	9,105	13,757	
TOTAL HUMAN RESOURCES			**157,621**	**179,109**	**184,755**	**181,587**	**200,325**	**200,325**	**141,999**	**209,243**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	38,737	38,000	47,013	53,537	46,000	46,000	35,027	45,000	
TOTAL ENGINEERING			**38,737**	**38,000**	**47,013**	**53,537**	**46,000**	**46,000**	**35,027**	**45,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	68,918	68,425	71,475	72,802	74,877	74,877	54,718	78,205	
A1620	105000	OVERTIME	2,733	2,400	2,400	3,287	3,000	3,000	2,108	3,000	
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	7,872	9,500	9,500	6,904	9,500	9,500	5,700	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	12,979	15,700	14,700	15,106	15,140	15,140	9,492	15,662	
A1620	412630	MASE HOOK & LADDER GAS HEA	4,301	1,100	4,927	8,502	-	-	2,936	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	5,755	10,000	9,490	7,801	9,770	9,770	6,330	10,444	
A1620	413100	EV CHARGING STATIONS	3,780	-	2,500	1,970	5,500	5,500	5,900	3,760	
A1620	416000	MATERIALS & SUPPLIES	7,620	9,500	12,087	9,955	11,000	11,000	5,947	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	47,893	-	-	-		
A1620	422005	WELCOME CENTER ELECTRIC	2,909	3,000	2,000	7,953	2,100	2,100	1,070	1,766	
A1620	422010	BEACON ENGINE ELECTRIC			2,878	9,426	-	860	860	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	11,608	15,600	28,100	37,541	30,900	30,900	24,659	40,688	
A1620	422030	MASE HOOK & LADDER ELECTRI	2,725	-	1,427	17,205	-	-	571	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	2,770	-	-	-		
A1620	422062	AREA LIGHTS ELECTRIC	535	500	500	610	525	525	378	624	
A1620	422098	CHARGING STATION ELECTRIC	2,053			19,213	23,900	22,900	7,823	12,907	
A1620	442000	EXTERMINATOR	370	3,000	3,000	1,714	3,000	3,000	1,346	3,000	
A1620	444000	JANITORIAL SERVICE	1,350	3,000	4,831	2,906	3,000	3,000	-	5,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	49,397	65,000	62,250	38,281	60,000	60,000	34,009	58,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	19,169	9,250	24,000	24,000	-	15,000	
A1620	447300	MAINTENANCE OF REAL PROPER	1,675	7,000	4,987	1,944	7,000	7,000	2,259	7,000	
A1620	447301	MAINTENANCE OF MUNICIPAL CE	11,666	15,000	12,300	22,408	15,000	16,000	11,379	23,000	
A1620	447302	MAINTENANCE OF MEMORIAL BL	184	5,000	1,097	265	5,000	5,000	-	14,000	
A1620	447307	MAINTENANCE OF FIREHOUSE	2,833	3,000	2,500	12,430	3,000	1,782	-	-	
A1620	820000	SOCIAL SECURITY	5,720	5,659	5,892	6,010	6,199	6,199	4,492	6,453	
TOTAL PUBLIC BUILDINGS			**210,133**	**269,534**	**281,160**	**367,296**	**315,561**	**315,203**	**183,227**	**322,159**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT	9,022	-	-	-	-	-	-		
A1650	423000	TELEPHONES	39,363	35,500	38,500	44,753	46,500	46,500	36,340	51,000	
A1650	423001	CELL PHONES	11,451	12,510	12,510	11,843	12,558	12,558	8,255	12,472	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**59,836**	**48,010**	**51,010**	**56,596**	**59,058**	**59,058**	**44,595**	**63,472**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,460	2,520	2,520	2,462	2,500	2,500	1,608	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,627	2,640	2,640	2,422	2,800	2,800	1,853	2,700	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,613	7,740	7,740	7,578	7,800	7,800	6,288	7,700	
TOTAL CENTRAL PRINTING			**12,700**	**12,900**	**12,900**	**12,462**	**13,100**	**13,100**	**9,749**	**12,900**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	68,226	58,716	58,336	55,939	42,266	42,266	1,718	75,588	
A1680	410400	WEB SITE FEES	9,085	8,785	9,165	9,165	8,863	10,215	10,214	9,195	
A1680	444100	LICENSE/PERMITS	30,692	47,591	47,591	39,203	58,935	58,935	69,507	77,380	
A1680	452003	IT CONSULTANT	66,781	65,100	65,100	60,237	65,100	65,100	57,020	65,100	
TOTAL TECHNOLOGY			**174,784**	**180,192**	**180,192**	**164,544**	**175,164**	**176,516**	**138,459**	**227,263**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	553,767	605,880	609,876	610,107	653,229	653,229	636,581	668,410	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	3,844	2,800	2,800	2,654	3,200	3,200	371	3,200	
A1910	434000	INSURANCE DEDUCTIBLES	-	8,000	500	25,000	8,000	6,000	-	8,000	
TOTAL INSURANCE			**557,611**	**616,680**	**613,176**	**637,761**	**664,429**	**662,429**	**636,952**	**679,610**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	550	450	575	575	575	1,600	1,600	575	
A1920	467100	ASSOCIATION DUES-NYCOM	5,326	5,491	5,366	5,326	5,326	5,326	5,326	5,326	
TOTAL MUNICIPAL DUES			**5,876**	**5,941**	**5,941**	**5,901**	**5,901**	**6,926**	**6,926**	**5,901**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	33,331	36,351	16,862	16,891	-	-	-	-	
TOTAL GENERAL ADMINISTRATION			**33,331**	**36,351**	**16,862**	**16,891**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	250,000	6,760	-	50,000	-	-	30,000	
A1990	400004	CONTINGENCY RETIREMENT	-	124,000	48,591	-	50,000	27,538	-	50,000	
TOTAL CONTINGENCY			**-**	**374,000**	**55,351**	**-**	**100,000**	**27,538**	**-**	**80,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	159,858	160,155	164,276	170,104	175,581	175,581	129,044	185,500	
A3120	101000	REGULAR SALARIES	2,400,304	2,776,046	2,536,046	2,495,097	2,952,322	2,952,322	2,017,476	3,139,680	
A3120	102000	CROSSING GUARD SALARIES	59,241	64,000	64,000	58,079	68,000	68,000	37,828	68,000	
A3120	105000	OVERTIME	1,036,569	1,045,390	1,250,390	1,176,465	1,093,576	1,093,576	563,358	1,001,915	
A3120	105001	OVERTIME-BUCKLE UP NY	1,028	2,000	2,000	-	2,000	2,000	931	2,000	
A3120	105004	OVERTIME-STOP DWI	2,861	5,500	5,500	1,020	5,500	5,500	1,821	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	12,791	13,000	13,000	7,558	8,000	8,000	7,455	15,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	3,413	4,000	4,000	-	4,000	4,000	2,583	4,000	
A3120	105018	OT - EVENTS	11,281	12,500	12,500	5,890	12,500	12,500	7,115	13,059	
A3120	105021	OT - FILMS	5,037	10,000	10,000	1,783	10,000	10,000	-	10,000	
A3120	105200	SICK LEAVE BONUS	9,751	12,540	12,540	7,250	8,886	8,886	5,291	13,750	
A3120	105204	SECONDARY LANGUAGE	2,495	3,000	3,000	2,719	4,000	4,000	-	4,400	
A3120	106000	CLERICAL SALARIES	67,153	66,247	71,726	72,989	72,321	72,321	54,740	75,482	
A3120	106001	POLICE ASSISTANT	125,537	142,498	148,872	154,141	162,862	162,862	115,604	173,212	
A3120	108001	HOLIDAY PAY	105,160	123,056	123,056	111,057	122,001	122,001	4,386	156,084	
A3120	119000	CLOTHING ALLOWANCE	21,507	20,900	20,900	17,377	20,900	21,300	23,300	23,200	
A3120	120000	HEALTH INSURANCE BUYOUT	15,000	17,500	17,500	12,500	15,000	13,500	1,250	16,250	
A3120	190000	SEVERANCE/RETIREMENT PAY	148,426	-	-	6,693	-	18,885	18,885		
A3120	220001	COMPUTER EQUIPMENT	23,871	16,943	16,943	16,249	18,153	18,153	11,623	22,413	
A3120	250000	EQUIPMENT	23,706	11,547	16,763	15,312	4,409	4,409	8,536	2,000	
A3120	251200	BODY ARMOR	9,337	13,072	15,000	12,042	12,290	12,290	2,255	12,290	
A3120	412400	FIREARMS	38,734	38,791	40,963	29,315	40,211	40,211	22,711	46,795	
A3120	412401	LESS LETHAL	8,078	21,838	21,838	21,146	11,678	11,678	3,195	12,453	
A3120	413000	GAS & DIESEL	30,275	35,820	30,287	29,972	30,421	30,421	22,558	35,627	
A3120	416000	MATERIALS & SUPPLIES	12,162	17,510	17,557	11,745	18,000	17,850	7,050	18,540	
A3120	416800	TICKETS	16,916	20,000	17,765	11,870	20,000	20,000	664	18,000	
A3120	418900	TRAFFIC LIGHTS	12,640	11,000	18,203	28,567	22,000	22,000	10,662	25,000	
A3120	419000	CLOTHING REPAIRS	235	700	700	-	700	700	-	700	
A3120	422015	CAMERA ELECTRIC	395	500	500	601	525	525	303	501	
A3120	440200	AUTO BODY REPAIRS	-	6,000	6,000	3,570	5,000	5,000	-	5,000	
A3120	443200	TRAINING	13,906	26,000	19,421	4,522	24,000	24,000	2,937	22,000	
A3120	443203	CANDIDATE EVALUATION	3,859	9,750	9,750	3,300	8,000	8,000	2,007	6,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A3120	445100	MAINTENANCE OF EQUIPMENT	41,943	51,004	51,004	17,293	50,692	50,692	43,955	50,543	
A3120	447000	RENTAL OF EQUIPMENT	34,297	47,916	47,916	34,321	49,169	49,169	32,071	49,169	
A3120	447200	REPAIR OF EQUIPMENT	20,103	32,000	32,000	23,321	32,000	32,000	12,564	32,000	
A3120	452021	CASE MANANGEMENT	81,233	90,000	90,000	88,500	95,000	95,000	70,000	104,500	
A3120	453000	MEDICAL EMERGENCY SERVICES	651	1,000	1,000	644	1,000	1,000	567	1,000	
A3120	462000	TRAVEL	716	1,000	918	1,030	1,000	1,000	738	1,000	
A3120	464000	MEALS, LAUNDRY	214	500	582	344	500	500	92	500	
A3120	467000	ASSOCIATION DUES	1,300	3,000	3,000	1,300	2,000	2,150	2,000	2,000	
A3120	479800	YOUTH PROGRAM	896	7,000	7,000	2,188	11,000	11,000	3,964	11,000	
A3120	810000	RETIREMENT	1,139,848	1,414,142	1,406,642	1,277,060	1,535,183	1,535,183	-	1,640,104	
A3120	820000	SOCIAL SECURITY	286,806	342,592	343,814	287,204	362,415	362,415	207,872	375,388	
TOTAL POLICE			**5,989,533**	**6,697,957**	**6,674,872**	**6,222,138**	**7,092,795**	**7,110,580**	**3,459,391**	**7,401,555**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	542,667	669,638	669,638	694,746	714,237	714,237	529,227	757,099	
A3130	105000	OVERTIME	122,694	117,104	152,104	140,222	147,394	147,394	95,135	164,458	
A3130	105200	SICK LEAVE BONUS	2,500	3,500	3,500	2,500	1,000	1,000	750	1,000	
A3130	105202	ON-CALL STIPEND	15,875	15,600	15,600	15,950	15,600	15,600	13,650	20,800	
A3130	106000	CLERICAL SALARIES	66,660	65,914	68,808	70,072	72,029	72,029	52,624	59,259	
A3130	108001	HOLIDAY PAY	36,023	29,044	29,044	34,057	29,085	29,085	-	37,855	
A3130	119000	CLOTHING ALLOWANCE	4,350	4,200	4,200	4,200	4,200	5,300	5,300	4,800	
A3130	120000	HEALTH INSURANCE BUY	1,250	2,500	2,500	-	-	-	-	2,500	
A3130	190000	SEVERANCE/RETIREMENT PAY	98,729	-	-	-	-	-	-		
A3130	250000	EQUIPMENT	14,211	-	-	-	-	-	-		
A3130	416000	MATERIALS & SUPPLIES	7,125	7,000	8,321	7,102	7,000	7,000	5,870	8,000	
A3130	445100	MAINTENANCE OF EQUIPMENT	9,052	10,000	15,000	15,000	18,000	18,000	16,395	25,000	
A3130	462002	PRISONER TRANSPORT	862	2,000	2,000	810	2,000	2,000	738	2,000	
A3130	468200	TOWING/IMPOUNDS	1,015	2,000	2,000	640	1,500	1,500	-	2,000	
A3130	820000	SOCIAL SECURITY	64,104	69,233	69,454	71,537	75,241	75,325	51,733	79,963	
TOTAL DETECTIVES			**987,117**	**997,733**	**1,042,169**	**1,056,836**	**1,087,286**	**1,088,470**	**771,422**	**1,164,734**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	119,921	122,700	128,221	122,308	120,000	120,000	87,692	160,000	
A3410	101000	REGULAR SALARIES	1,264,230	1,222,122	1,222,122	1,246,457	1,407,834	1,407,834	1,012,308	1,646,621	
A3410	103701	HEALTH CARE WORKER BONUS	4,500	-	-	-	-	-	-		
A3410	105101	OVERTIME	287,094	391,769	391,769	344,049	436,032	436,032	266,084	440,000	
A3410	105200	SICK LEAVE BONUS	11,073	13,100	13,500	13,500	16,329	16,329	15,328	17,000	
A3410	108002	KELLY DAYS	45,649	60,634	60,634	57,988	70,304	70,304	-	77,029	
A3410	119000	CLOTHING ALLOWANCE	600	11,200	11,200	11,041	12,450	12,450	12,450	12,050	
A3410	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	15,000	15,000	15,000	5,000	16,250	
A3410	190000	SEVERANCE/RETIREMENT	-	-	-	18,364	-	-	-		
A3410	250000	EQUIPMENT	99,149	53,614	67,411	63,523	53,321	69,901	39,564	50,008	
A3410	413000	GAS & DIESEL	26,229	25,238	25,238	22,759	21,360	21,360	16,877	26,233	
A3410	416000	MATERIALS & SUPPLIES	8,066	9,000	12,024	11,648	11,000	11,000	5,035	12,500	
A3410	432201	VOLUNTEER SERVICE AWARD PF	53,242	57,000	57,000	56,996	55,000	55,503	55,503	53,944	
A3410	441500	COMPUTER SUPPORT/DATA	6,196	12,238	9,872	9,155	12,834	12,834	9,155	13,486	
A3410	443200	RECRUIT & OFFICER TRAINING	10,483	21,000	15,000	4,430	23,620	23,620	6,830	21,000	
A3410	445100	MAINTENANCE OF EQUIPMENT	24,554	36,547	31,547	23,906	43,058	43,058	27,339	51,480	
A3410	447200	REPAIR OF EQUIPMENT	74,479	28,000	68,000	64,649	50,000	50,000	39,026	50,000	
A3410	453700	EMPLOYEE PHYSICALS	4,150	10,850	10,850	8,537	11,643	11,140	9,093	12,209	
A3410	454010	AMBULANCE SERVICES	218,000	226,400	223,376	223,376	232,045	232,045	152,038	450,000	
A3410	454400	ASSISTANT CHIEF STIPEND	10,000	10,000	10,000	10,000	12,000	12,000	9,000	12,000	
A3410	461900	FIRE PREVENTION	863	900	900	897	900	900	-	900	
A3410	462000	TRAVEL	66	1,200	1,200	77	1,200	1,200	880	1,200	
A3410	467000	ASSOCIATION DUES	700	1,040	1,040	740	1,040	1,040	225	1,040	
A3410	810000	RETIREMENT	381,045	525,826	518,326	454,565	585,252	585,252	-	590,166	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	-	
A3410	820000	SOCIAL SECURITY	122,371	139,729	140,182	132,827	158,925	158,925	102,144	181,225	
TOTAL FIRE			**2,846,164**	**3,054,181**	**3,093,486**	**2,985,296**	**3,420,221**	**3,436,801**	**1,871,571**	**3,896,341**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	36	400	500	410	500	500	480	1,000	
A3510	416000	MATERIALS & SUPPLIES	225	250	150	-	250	250	188	250	
A3510	459300	VETERINARY SERVICES	6,872	600	500	-	600	600	-	600	
A3510	459301	DOG HOUSING	750	1,500	1,600	1,550	2,500	2,500	525	2,000	
A3510	820000	SOCIAL SECURITY	2	31	31	31	38	38	37	77	
TOTAL ANIMAL CONTROL			**7,885**	**2,781**	**2,781**	**1,991**	**3,888**	**3,888**	**1,230**	**3,927**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	352,749	362,666	382,462	370,030	398,778	398,778	288,801	428,708	
A3620	103100	TEMPORARY POSITION	2,100	-	-	-	-	-	-	9,600	
A3620	105000	OVERTIME	301	500	1,035	705	1,000	1,000	799	2,000	
A3620	105200	SICK LEAVE BONUS	1,728	2,015	2,400	2,400	3,400	3,808	3,808	2,400	
A3620	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	4,500	7,021	5,000	5,000	3,333	5,000	
A3620	190000	SEVERANCE/RETIREMENT				15,465			-		
A3620	250000	EQUIPMENT		8,820	8,968	8,773	2,750	2,750	-	1,500	
A3620	411900	EDUCATIONAL SUPPLIES	-	3,410	3,262	-	3,400	1,102	-	4,114	
A3620	413000	GAS & DIESEL	2,285	2,027	2,027	1,600	1,616	1,616	1,385	1,910	
A3620	416000	MATERIALS & SUPPLIES	892	1,000	1,107	2,885	1,000	1,000	851	1,500	
A3620	441500	SOFTWARE & SUPPORT	53,601	16,700	16,700	9,085	17,936	19,826	19,826	21,000	
A3620	443200	TRAINING	1,855	2,100	2,100	1,500	2,310	2,310	1,860	3,810	
A3620	447200	REPAIR OF EQUIPMENT	-	2,000	2,129	621	2,200	2,200	275	2,500	
A3620	820000	SOCIAL SECURITY	28,056	28,319	29,737	29,706	31,226	31,226	22,099	34,250	
TOTAL BUILDING DEPT			**448,567**	**434,557**	**456,427**	**449,791**	**470,616**	**470,616**	**343,037**	**518,292**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	113,576	112,000	121,542	123,695	122,892	122,892	94,532	135,000	
A5110	101000	REGULAR SALARIES	1,086,438	1,154,015	1,205,458	1,129,714	1,277,899	1,277,899	829,774	1,353,366	
A5110	103100	TEMPORARY POSITION	12,245	18,240	18,240	18,195	19,200	19,200	19,193	20,160	
A5110	105000	OVERTIME	68,980	36,000	36,000	67,736	45,000	45,000	27,592	65,000	
A5110	105200	SICK LEAVE BONUS	2,415	3,500	5,581	5,581	5,000	6,431	6,430	8,000	
A5110	112500	MEALS	1,176	750	750	581	1,000	1,000	399	1,000	
A5110	119000	CLOTHING ALLOWANCE	8,429	9,425	9,425	8,068	9,425	9,425	650	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	5,000	5,000	5,000	1,250	2,500	
A5110	190000	SEVERANCE/RETIREMENT PAY			75,409	75,409	-	1,864	1,863	-	
A5110	250000	EQUIPMENT	-	17,500	17,500	14,710	16,500	16,500	14,759	16,500	
A5110	410100	ANTI-FREEZE	-	500	510	510	1,000	1,000	-	1,000	
A5110	411200	CONCRETE/CEMENT	813	5,000	3,765	3,736	4,500	3,000	682	2,500	
A5110	411300	BLACKTOP	2,167	4,500	4,900	4,077	4,500	6,000	3,710	6,500	
A5110	412300	FENCE	-	600	600	-	600	600	360	600	
A5110	412801	FLAGS	2,200	2,500	2,500	2,200	2,500	2,500	2,307	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,000	6,000	6,000	4,487	6,000	6,000	396	6,000	
A5110	413000	GAS & DIESEL	50,610	61,011	59,736	59,014	55,170	55,170	34,900	71,058	
A5110	413001	BVAC GAS	11,380	17,138	17,138	12,500	16,182	16,182	11,921	20,442	
A5110	413002	VEHICLE OIL	2,152	6,000	4,800	-	6,000	6,000	6,781	7,000	
A5110	413200	GRATES	6,007	6,000	5,500	1,851	5,000	5,000	2,471	5,000	
A5110	413500	GREASE & LUBES	487	750	750	-	750	750	-	750	
A5110	415400	TOOLS	2,085	3,000	2,900	3,141	3,000	3,000	427	3,000	
A5110	416000	MATERIALS & SUPPLIES	22,283	20,000	28,648	24,078	26,000	33,276	19,111	30,000	
A5110	416300	PAINTS	-	1,000	400	-	1,000	1,000	-	1,000	
A5110	416400	PIPE	-	1,000	1,000	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	2,517	2,000	3,380	1,459	1,500	1,500	-	1,500	
A5110	417100	ROAD MARKINGS	33,258	60,000	60,000	36,060	45,000	37,500	-	30,000	
A5110	417200	GUARD RAILS	-	3,000	3,000	-	2,000	2,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	1,422	2,500	2,500	1,539	2,500	2,500	1,599	2,500	
A5110	417900	SIGNS & POSTS	5,833	10,000	10,000	9,004	9,000	9,000	6,000	10,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A5110	418200	STONE	-	3,000	3,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	6,467	11,000	11,000	3,404	11,000	11,000	4,581	11,000	
A5110	418800	TAR	-	30,000	24,811	-	30,000	21,305	-	25,000	
A5110	419000	UNIFORM CLEANING	1,523	1,600	1,600	1,655	2,000	2,000	1,499	2,500	
A5110	419600	WEED CONTROL	2,559	4,500	3,120	1,101	4,500	4,500	818	3,300	
A5110	419700	WELDING SUPPLIES	-	500	500	-	1,000	1,000	-	1,000	
A5110	422081	DPW ELECTRIC	3,889	3,700	3,700	15,236	3,885	3,885	2,002	3,304	
A5110	424001	DPW WATER & SEWER	1,000	1,600	1,600	1,463	1,600	1,600	586	1,600	
A5110	441500	COMPUTER SOFTWARE/SUPPORT						3,525		-	
A5110	443200	TRAINING	500	2,500	2,500	600	2,500	2,500	195	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	200	1,000	1,000	150	1,000	1,000	614	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	44,419	45,000	47,500	45,437	45,000	51,000	24,354	61,500	
A5110	447000	RENTAL OF EQUIPMENT	261	3,000	3,000	130	2,000	2,000	-		
A5110	447200	REPAIR OF EQUIPMENT	69,165	85,000	83,377	70,581	85,000	80,224	37,402	88,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	-	1,265	1,265	-	1,500	
A5110	447214	REPAIR OF BUS SHELTERS	1,549	1,500	1,500	-	1,500	1,500	-	1,000	
A5110	447300	REPAIR OF REAL PROPERTY	1,517	5,000	5,211	3,885	5,000	5,000	966	4,500	
A5110	448000	TREE MAINTENANCE	13,831	30,000	30,000	24,771	26,000	26,000	13,580	26,000	
A5110	462000	TRAVEL	68	150	150	59	150	150	88	150	
A5110	820000	SOCIAL SECURITY	91,924	102,428	107,253	101,782	113,634	113,634	70,041	121,976	
TOTAL HIGHWAY			**1,684,610**	**1,901,672**	**2,045,019**	**1,882,599**	**2,035,152**	**2,034,277**	**1,243,833**	**2,174,131**	
5142 SNOW											
A5142	105000	OVERTIME	48,873	90,000	90,000	92,112	90,000	110,000	94,353	90,000	
A5142	112500	MEALS	1,043	2,000	2,000	2,359	2,000	2,000	2,524	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	25,500	
A5142	416000	MATERIALS & SUPPLIES	2,397	4,000	3,800	2,588	4,000	4,000	4,072	4,000	
A5142	417600	SAND & SALT	59,444	120,000	117,200	87,924	120,000	120,000	128,551	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	-	-	2,000	2,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	32,579	35,000	40,500	41,554	34,000	66,000	56,927	35,000	
A5142	820000	SOCIAL SECURITY	3,618	7,038	7,038	6,822	7,038	7,038	7,088	7,038	
TOTAL SNOW			**147,954**	**262,538**	**262,038**	**233,359**	**260,538**	**312,538**	**293,515**	**285,538**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	13,033	12,000	12,000	3,090	10,000	10,000	1,288	7,500	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	3,789	3,788	3,000	6,170	5,170	1,500	
TOTAL STREET LIGHTS			**13,033**	**13,500**	**15,789**	**6,878**	**13,000**	**16,170**	**6,458**	**9,000**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	20,000	17,716	17,716	20,000	20,000	20,000	-	25,000	
TOTAL BUS OPERATIONS			**20,000**	**17,716**	**17,716**	**20,000**	**20,000**	**20,000**	**-**	**25,000**	
6150 FOOD ASSISTANCE											
A6150	470500	COMMUNITY OUTREACH	-	-	50,000	21,050	-	-	-	-	
TOTAL FOOD ASSISTANCE			**-**	**-**	**50,000**	**21,050**	**-**	**-**	**-**	**-**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7110 PARK											
A7110	101000	REGULAR SALARIES	152,834	150,442	157,113	159,892	167,465	167,465	119,909	175,147	
A7110	103100	TEMPORARY POSITION	39,821	36,480	36,480	45,962	38,400	38,400	27,995	40,320	
A7110	105000	OVERTIME	4,120	4,500	4,500	2,159	4,500	4,500	3,076	4,500	
A7110	105020	OT BATHROOMS	155	600	600	299	500	500	440	500	
A7110	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A7110	112500	MEALS	119	100	100	63	100	100	49	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	-	18,000	18,000	15,859	2,000	2,000	290	1,500	
A7110	411000	CLEANING SUPPLIES	814	2,000	2,000	1,398	1,500	1,500	604	2,000	
A7110	412300	FENCE	-	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,200	6,625	6,625	5,290	4,839	4,839	4,730	5,897	
A7110	415400	TOOLS	238	750	750	-	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	2,666	6,000	6,000	2,705	4,000	4,000	1,493	3,500	
A7110	416300	PAINTS	-	1,000	1,000	-	1,000	1,000	-	750	
A7110	419600	WEED CONTROL	708	1,500	1,500	-	1,000	1,000	204	1,000	
A7110	422095	PARK ELECTRIC	6,869	7,000	7,000	16,288	7,350	5,509	4,142	6,834	
A7110	444000	JANITOR SERVICE	20,514	30,320	22,820	13,820	11,845	13,686	13,055	11,923	
A7110	447200	REPAIR OF EQUIPMENT	3,356	4,000	8,053	4,833	4,000	4,000	1,964	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	-	12,000	36,947	26,904	3,000	3,000	576	2,000	
A7110	448000	TREE MAINTENANCE	6,111	9,000	9,000	-	9,000	9,000	1,950	8,000	
A7110	820000	SOCIAL SECURITY	14,378	14,751	15,261	15,096	16,238	16,238	11,073	16,973	
TOTAL PARK			**259,203**	**306,618**	**335,299**	**311,868**	**279,037**	**279,037**	**191,550**	**287,244**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	43,333	47,500	47,500	60,804	49,875	49,875	64,676	81,200	
A7112	416000	MATERIALS & SUPPLIES	660	1,500	1,986	1,886	1,250	1,250	530	2,300	
A7112	422096	SETTLEMENT CAMP ELECTRIC	1,277	1,300	10,800	18,984	9,200	9,200	9,112	15,044	
A7112	444000	JANITOR SERVICE	4,975	5,000	5,500	5,500	5,665	5,665	-	6,000	
A7112	445100	MAINTENANCE OF EQUIPMENT	6,438	4,000	7,275	4,638	7,500	7,500	869	7,000	
A7112	447300	REPAIR OF REAL PROPERTY	6,617	26,800	9,953	2,858	15,000	11,010	2,989	14,000	
A7112	448000	TREE MAINTENANCE	6,810	9,750	9,750	5,850	9,750	9,750	7,731	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	300	1,250	2,072	1,441	1,250	1,250	150	1,250	
A7112	820000	SOCIAL SECURITY	2,940	3,634	4,652	4,652	3,815	3,815	4,968	6,212	
TOTAL USC			**73,350**	**100,734**	**99,488**	**106,613**	**103,305**	**99,315**	**91,025**	**142,756**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	130,241	174,726	180,075	183,499	189,057	189,057	146,213	206,538	
A7140	103702	CHILD CARE WORKERS BONUS	60,396	-	-	-	-	-	-		
A7140	105000	OVERTIME	414	2,000	2,000	948	1,000	1,000	357	1,000	
A7140	105200	SICK LEAVE BONUS	1,417	900	2,000	2,000	4,000	4,000	3,000	1,000	
A7140	109102	RECREATION DIRECTOR	72,488	72,575	78,758	80,154	80,683	80,683	62,064	93,462	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	-	-	-		
A7140	120000	HEALTH BUYOUT	2,083	2,500	2,500	-	-	-	-		
A7140	173102	AFTER SCHOOL COUNSELORS	108,091	112,000	112,000	98,720	126,000	126,000	89,392	147,670	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIA	20,650	25,200	25,200	16,240	18,900	18,900	12,138	18,900	
A7140	190000	SEVERANCE/RETIREMENT PAY	12,279	-	-	-	-	-	-		
A7140	250000	EQUIPMENT	15,833	25,000	32,931	32,931	25,000	25,000	13,282	25,000	
A7140	413000	GAS & DIESEL	265	375	520	560	423	423	920	704	
A7140	416000	MATERIALS & SUPPLIES	3,721	3,750	7,206	5,911	3,500	3,500	1,482	3,600	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	13,659	16,000	17,491	16,715	16,000	16,000	9,637	16,000	
A7140	417601	LANDSCAPE MATERIAL	2,333	7,500	17,441	17,695	10,000	9,565	5,756	10,000	
A7140	417602	PLAY SAFETY SURFACE	8,700	11,800	6,720	6,650	9,000	9,435	9,435	10,000	
A7140	422097	23 W CENTER ELECTRIC	4,129	4,500	4,500	11,745	4,725	4,725	3,941	6,502	
A7140	423202	23 W CENTER ALARM	967	2,500	2,500	1,352	2,500	2,500	628	1,500	
A7140	441500	SOFTWARE & SUPPORT	6,050	6,500	6,500	6,271	6,500	7,500	6,996	7,500	
A7140	446000	PRINTING/COPIER LEASE	3,644	3,020	3,020	3,207	3,020	3,020	1,754	3,020	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A7140	446010	YARD SALE AD PRINTING	540	1,500	1,500	1,234	1,500	1,500	1,495	1,500	
A7140	447000	RENTAL OF EQUIPMENT	15,615	12,500	13,950	14,270	12,500	12,500	6,319	12,500	
A7140	447200	REPAIR OF EQUIPMENT	-	1,500	3,446	1,946	3,000	3,000	-	2,000	
A7140	447300	REPAIR OF PROPERTY	13,793	25,000	10,066	7,201	20,000	19,000	3,419	18,000	
A7140	462000	TRAVEL	18	100	100	-	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	1,922	2,500	2,162	1,937	2,500	2,500	1,767	12,500	
A7140	470600	CELEBRATION	16,637	20,000	23,438	21,369	17,500	17,500	15,888	19,000	
A7140	471500	FIREWORKS	10,000	12,500	12,500	12,500	15,000	15,000	15,000	17,500	
A7140	476306	SPORT CAMP	2,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
A7140	477200	SOFTBALL - WOMENS	3,959	7,500	7,500	4,024	7,500	7,500	3,440	7,500	
A7140	477254	SOFTBALL - MENS	4,185	7,500	7,500	5,148	7,500	7,500	4,009	7,500	
A7140	477500	SUMMER BASKETBALL	16,172	16,000	16,000	15,093	16,000	16,000	4,607	17,500	
A7140	478100	SUMMER CAMP PROGRAM	9,209	16,100	14,000	13,198	18,500	18,500	18,588	22,900	
A7140	478700	TENNIS	2,356	5,000	3,585	2,720	5,000	5,000	-	5,000	
A7140	479600	WOMENS VOLLEYBALL	-	500	500	-	500	500	-	500	
A7140	479900	COMMUNITY INVESTMENT	17,550	-	-	-	-	-	-		
A7140	820000	SOCIAL SECURITY	28,675	27,924	28,890	26,535	30,657	30,657	21,947	34,400	
TOTAL RECREATION			**609,991**	**631,295**	**650,824**	**615,773**	**662,065**	**662,065**	**467,474**	**734,796**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	41,286	38,000	38,000	52,455	47,000	47,000	52,114	52,000	
A7141	250000	EQUIPMENT	-	10,000	10,000	-	8,000	6,355	6,249	7,500	
A7141	410900	CHEMICALS	11,726	15,000	8,180	8,149	15,000	15,000	4,350	15,000	
A7141	416000	MATERIALS & SUPPLIES	2,340	3,000	2,965	1,204	1,500	6,705	4,501	1,500	
A7141	443200	TRAINING	-	1,000	1,436	1,436	1,500	1,500	1,923	2,000	
A7141	444100	LICENSE & PERMIT FEE	235	235	235	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIPMENT	-	1,500	1,500	-	-	-	-		
A7141	445102	POOL START-UP/CLEANING	8,187	7,500	7,603	7,603	7,500	7,930	429	8,000	
A7141	447200	REPAIR OF EQUIPMENT	-	5,000	5,000	254	7,500	7,500	15,280	7,500	
A7141	820000	SOCIAL SECURITY	3,158	2,907	4,013	4,013	3,596	3,596	3,987	3,978	
TOTAL SWIMMING POOL FACILITY			**66,932**	**84,142**	**78,932**	**75,349**	**91,831**	**95,821**	**89,068**	**97,713**	
7620	**ADULT RECREATION**										
A7620	470600	SENIOR PROGRAMS	4,050	4,800	4,800	4,300	5,300	5,300	2,450	5,300	
A7620	476500	SENIOR ART	3,500	5,000	5,000	5,000	4,800	4,800	3,000	5,200	
TOTAL ADULT RECREATION			**7,550**	**9,800**	**9,800**	**9,300**	**10,100**	**10,100**	**5,450**	**10,500**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8010	105000	OVERTIME	800	1,500	1,500	1,335	2,000	2,000	1,025	2,000	
A8010	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	199	200	200	-	250	
A8010	455000	VIDEOGRAPHER	5,150	4,800	5,000	4,683	5,000	5,000	3,333	5,000	
A8010	820000	SOCIAL SECURITY	506	1,462	1,532	1,387	1,707	1,707	1,070	1,834	
TOTAL ZONING			**23,072**	**25,758**	**26,941**	**26,682**	**29,527**	**29,527**	**20,093**	**31,355**	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8020	105000	OVERTIME	1,670	2,750	2,750	2,993	3,100	3,100	2,059	3,100	
A8020	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8020	416000	MATERIALS & SUPPLIES	1,897	2,200	2,233	1,417	2,200	2,200	1,686	2,200	
A8020	443200	TRAINING	-	500	500	140	500	500	-	500	
A8020	452000	CONSULTANT	37,275	30,000	30,000	35,000	35,000	34,700	14,545	35,000	
A8020	455000	VIDEOGRAPHER	5,250	4,800	6,200	5,900	6,200	6,500	4,583	6,500	
A8020	820000	SOCIAL SECURITY	558	1,558	1,628	1,502	1,792	1,792	1,143	1,918	
TOTAL PLANNING			**63,266**	**59,604**	**62,020**	**66,030**	**69,412**	**69,412**	**38,681**	**71,489**	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	82,462	90,000	90,000	88,319	90,000	90,000	42,964	92,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	770,444	790,000	790,000	741,361	746,000	746,000	360,076	770,000	
A8160	449101	ADD A CAN EXPENSE	95	150	150	70	150	150	3	100	
A8160	449300	RECYCLING HAULING	230,131	231,000	226,900	230,131	232,500	232,500	115,065	241,000	
A8160	449301	RECYCLING DISPOSAL	96,625	120,000	115,000	70,445	104,000	104,000	39,170	86,000	
A8160	449600	COMPOST PROGRAM	9,374	15,000	15,000	8,625	15,000	15,000	8,438	12,000	
TOTAL SANITATION			**1,189,131**	**1,246,150**	**1,237,050**	**1,138,951**	**1,187,650**	**1,187,650**	**565,716**	**1,201,100**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,800	-	10,000	10,000	5,415	8,000	
A8170	447200	REPAIR OF EQUIPMENT	18,205	20,000	39,752	40,781	30,000	30,000	8,848	20,000	
TOTAL STREET CLEANING			**18,205**	**27,500**	**42,552**	**40,781**	**40,000**	**40,000**	**14,263**	**28,000**	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	99,151	98,555	105,819	109,232	108,510	108,510	82,048	114,892	
A8189	105000	OVERTIME	1,839	2,300	2,300	3,159	2,300	2,300	2,355	2,300	
A8189	105200	SICK LEAVE BONUS	600	893	1,488	1,488	1,000	1,000	1,000	1,000	
A8189	112500	MEALS	14	100	100	21	100	100	-	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	1,713	1,712	-	
A8189	412650	TRANSFER STATION GAS HEAT	2,903	8,700	8,700	7,445	8,960	8,960	4,642	7,659	
A8189	413000	GAS & DIESEL	10,230	16,300	16,300	9,761	12,830	12,830	7,252	13,540	
A8189	415400	TOOLS	519	1,200	1,200	-	1,200	700	-	700	
A8189	416000	MATERIALS & SUPPLIES	2,320	2,000	2,000	280	5,000	6,200	6,148	6,000	
A8189	418600	TUBES & TIRES	651	800	800	-	1,000	1,000	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	3,086	1,575	1,575	1,567	2,586	
A8189	447200	REPAIR OF EQUIPMENT	51,124	25,000	29,226	25,616	20,000	20,000	5,585	15,000	
A8189	447300	REPAIR OF REAL PROPERTY	14,173	10,000	4,074	1,274	7,500	6,800	-	4,000	
A8189	820000	SOCIAL SECURITY	7,261	7,866	8,467	8,135	8,636	8,636	6,291	9,124	
TOTAL TRANSFER STATION			**191,435**	**176,189**	**182,949**	**170,147**	**179,586**	**181,299**	**118,600**	**178,876**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	400,865	506,005	506,005	491,371	603,170	603,170	-	631,206	
TOTAL RETIREMENT			**400,865**	**506,005**	**506,005**	**491,371**	**603,170**	**603,170**	**-**	**631,206**	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	329,038	300,476	300,476	300,476	337,227	337,227	337,227	302,265	
A9040	832001	VOLUNTEER FIREFIGHTERS	8,406	1,314	1,314	1,314	-	-	-	-	
TOTAL COMPENSATION			**337,444**	**301,790**	**301,790**	**301,790**	**337,227**	**337,227**	**337,227**	**302,265**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	3,709	800	800	22,277	4,000	4,000	3,262	3,000	
TOTAL UNEMPLOYMENT			**3,709**	**800**	**800**	**22,277**	**4,000**	**4,000**	**3,262**	**3,000**	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,219	5,500	5,500	4,204	5,500	5,500	1,782	5,500	
TOTAL DISABILITY			**4,219**	**5,500**	**5,500**	**4,204**	**5,500**	**5,500**	**1,782**	**5,500**	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,817,599	3,772,465	3,772,465	3,095,916	4,251,849	4,251,849	2,608,281	4,435,476	
A9060	840100	MEDICARE REIMBURSEMENT	207,769	187,221	187,221	210,778	200,806	200,806	124,317	240,178	
A9060	840400	EMPLOYEE DRUG TESTING	1,778	3,000	3,000	-	-	-			
A9060	840500	DENTAL INSURANCE	82,322	83,469	83,469	95,230	92,997	92,997	72,991	108,600	
A9060	840600	VISION INSURANCE	11,739	11,664	11,664	10,946	11,404	11,404	10,863	19,190	
TOTAL HEALTH INSURANCE			**4,121,207**	**4,057,819**	**4,057,819**	**3,412,870**	**4,557,056**	**4,557,056**	**2,816,452**	**4,803,444**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	732,464								
A9710	605600	2016 PRINCIPAL	133,381	135,642	135,642	135,642	137,902	137,902	137,902	141,293	
A9710	605700	2018 PRINCIPAL	579,258	599,513	599,513	599,513	615,715	615,715	615,715	635,968	
A9710	605900	2021 PRINCIPAL	330,000	335,000	335,000	335,000	340,000	340,000	340,000	350,000	
A9710	705500	2014 (2005) INTEREST	18,312								
A9710	705600	2016 INTEREST	62,781	60,091	60,091	60,091	57,355	57,355	29,367	54,563	
A9710	705700	2018 INTEREST	401,536	383,855	383,855	383,855	365,626	365,626	187,431	346,851	
A9710	705900	2021 INTEREST	84,400	77,750	77,750	77,750	71,000	71,000	37,200	64,100	
TOTAL SERIAL BONDS			**2,342,132**	**1,591,851**	**1,591,851**	**1,591,851**	**1,587,598**	**1,587,598**	**1,347,615**	**1,592,775**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	416,000	416,000		420,000	420,000	-	420,000	
TOTAL BANS			**-**	**416,000**	**416,000**	**-**	**420,000**	**420,000**	**-**	**420,000**	
9950 INTERFUND TRANSFERS											
A9950	900001	INTERFUND TRANSFER	10,000								
A9950	900300	INTERFUND TRANSFER	4,814,700			2,783,061					
TOTAL INTERFUND TRANSFERS			**4,824,700**	**-**	**-**	**2,783,061**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**29,313,395**	**26,277,891**	**26,318,767**	**27,026,086**	**27,910,773**	**27,928,438**	**16,437,373**	**29,539,155**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	100121	2021 TAX REVENUE	(21,757)				-	-	-	-	
A1325	100122	2022 TAX REVENUE	90,240			11,543	-	-	-	-	
A1325	100123	2023 TAX REVENUE	142,075			37,766	-	-	51	-	
A1325	100124	2024 TAX REVENUE	12,151,584			67,422	-	-	(7,081)	-	
A1325	100125	2025 TAX REVENUE		13,247,051	13,247,051	12,380,270	-	-	18,350,741	-	
A1325	100126	2026 TAX REVENUE									
A1325	102827	BUILDING VIOLATONS	13,049			17,126	-	-	10,483	-	
A1325	108100	PILOTS	337,079	337,000	337,000	351,746	352,500	352,500	834,997	366,000	
A1325	109010	2020 TAX INTEREST				381	-	-	-	-	
A1325	109011	2021 TAX INTEREST				14,567	-	-	-	-	
A1325	109012	2022 TAX INTEREST	46,324				-	-	2,543	-	
A1325	109013	2023 TAX INTEREST	55,648			23,075	-	-	25,647	-	
A1325	109014	2024 TAX INTEREST	414,577			32,154	-	-	29,625	-	
A1325	109015	2025 TAX INTEREST		360,000	360,000	453,508	-	-	550,830	-	
A1325	109016	2026 TAX INTEREST					375,000	375,000	-		
A1325	109017	2027 TAX INTEREST								425,000	
A1325	109050	IN REM INTEREST	112,257	50,000	50,000	157,160	40,000	40,000	16,838	50,000	
A1325	111000	SALES TAX	6,196,770	6,100,000	6,100,000	6,245,895	6,460,000	6,460,000	4,163,758	6,800,000	
A1325	111100	CANNABIS EXCISE TAX	4,266	10,000	10,000	25,091	15,000	15,000	37,478	40,000	
A1325	111300	HOTEL & OCCUPANCY TAX		60,000	60,000	23,834	200,000	200,000	147,702	210,000	
A1325	113000	UTILITY TAX	241,969	252,000	252,000	223,824	252,000	252,000	258,926	270,000	
A1325	117000	FRANCHISE TAX	172,393	176,000	176,000	159,396	176,000	176,000	119,378	158,000	
A1325	123000	SCHOOL TAX PENALTY	58,992	58,000	58,000	65,955	65,000	65,000	65,696	65,000	
A1325	125520	INREM FEES	6,277	4,500	4,500	2,207	5,000	5,000	317	5,000	
A1325	126000	HEALTH INSURANCE REIMBURSEM	476,108	458,051	458,051	505,619	561,356	561,356	404,652	588,534	
A1325	126001	DENTAL INSURANCE REIMBURSEM	67,245	57,826	57,826	69,378	61,718	61,718	41,121	61,607	
A1325	201202	FLEA MARKET FEE	4,620	5,060	5,060	7,700	5,060	5,060	1,760	5,060	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1325	240100	INTEREST & EARNINGS	34,830	12,000	12,000	27,492	12,000	12,000	13,512	20,000	
A1325	240102	BOND & COUPON INTEREST	293	100	100	195	100	100	-	-	
A1325	240105	NYCLASS INTEREST	710,786	500,000	500,000	523,595	500,000	500,000	305,116	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	195	600	600	120	600	600	15	200	
A1325	254500	OTHER LICENSES	4,533	4,500	4,500	5,372	4,500	4,500	4,965	4,500	
A1325	261000	FINES & FORFEITED BAIL	60,911	58,800	58,800	66,783	60,000	60,000	58,276	77,000	
A1325	265000	SALE OF SCRAP	26,128	15,000	15,000	31,079	15,000	15,000	44,955	20,000	
A1325	265500	MINOR SALES	532	-	-	75	-	-	55	-	
A1325	266000	SALE OF REAL PROPERTY	-	-	-	1,711,522	-	-	1,574,000	-	
A1325	268001	INSURANCE REIMBURSEMENT	82,577	54,000	54,000	84,104	60,000	60,000	113,994	100,000	
A1325	268003	DISABILITY REIMBURSEMENT	3,667			3,808	3,000	3,000	3,502	3,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENS	-	-	-	193,223	-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	2,060	2,000	2,000	37,925	2,000	2,000	675	2,000	
A1325	277008	FILM PERMITS	15,600	5,000	5,000	9,300	6,000	6,000	5,300	12,000	
A1325	280101	INTERFUND REVENUE - WATER	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
A1325	280102	INTERFUND REVENUE - SEWER	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
A1325	300100	STATE AID AIM FUNDING	1,716,012	1,537,478	1,537,478	1,716,012	1,537,478	1,537,478	680,049	1,716,012	
A1325	300500	STATE AID MORTGAGE TAX	460,219	396,000	396,000	550,926	460,000	460,000	289,566	500,000	
A1325	333100	STATE AID O&M COURT FACILITY	46,462	57,000	57,000	53,947	57,000	57,000	-	53,000	
A1325	378904	STATE AID RESTORE NY	1,596	-	-	3,000	-	-	-	-	
A1325	496000	FEDERAL AID	-	-	-	-	-	-	-	-	
TOTAL FINANCE			**24,474,857**	**24,588,866**	**24,588,866**	**26,664,995**	**12,095,082**	**12,095,082**	**28,149,442**	**12,877,914**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	9,293	10,000	10,000	10,908	10,000	10,000	7,791	10,000	
A1410	125506	NSF CHECK FEE	289	400	400	445	400	400	575	400	
TOTAL CITY CLERK			**9,582**	**10,400**	**10,400**	**11,353**	**10,400**	**10,400**	**8,366**	**10,400**	
1620 PUBLIC BUILDINGS											

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1620	241000	RENTAL OF REAL PROPERTY	27,750	28,305	28,305	28,305	4,546	4,546	4,546	4,637	
TOTAL PUBLIC BUILDINGS			**27,750**	**28,305**	**28,305**	**28,305**	**4,546**	**4,546**	**4,546**	**4,637**	
3120 POLICE											
A3120	152000	POLICE FEES	756	700	700	315	700	700	7	700	
A3120	174000	PARKING TICKETS	46,119	75,000	75,000	119,114	120,000	120,000	59,609	120,000	
A3120	200114	EVENT FEE-POLICE OT	15,055	12,500	12,500	7,296	12,500	12,500	2,250	5,000	
A3120	226001	SCHOOL EVENT SECURITY	4,976	13,000	13,000	10,423	8,000	8,000	6,658	15,000	
A3120	238901	DC DRUG TASK FORCE	185,619	194,809	194,809	111,215	246,600	246,600	64,475	185,000	
A3120	255000	ALARM PERMIT	100	200	200	300	200	200	125	200	
A3120	261200	MISCELLANEOUS	-	-	-	-	-	-	-	-	
A3120	265000	SALE OF SCRAP	825	-	-	-	-	-	275	-	
A3120	268000	INSURANCE RECOVERY	-	-	-	48,675	-	-	1,500	-	
A3120	270500	DONATIONS							500		
A3120	277000	MISC REVENUE	500	-	-	500	-	-	1,173	-	
A3120	277008	FILM OT REIMBURSEMENT	12,040	10,000	10,000	4,960	10,000	10,000	960	10,000	
A3120	277009	BUS PATROL FINES	8,428			10,388			5,165	8,000	
A3120	331500	ST AID STOP DWI	3,037	5,500	5,500	1,575	5,500	5,500	2,089	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	4,054	4,000	4,000	-	4,000	4,000	-	4,000	
A3120	438950	FED AID - Byrne Grant/JAG	4,668	-	-	-	-	-	-	-	
TOTAL POLICE			**286,177**	**315,709**	**315,709**	**314,761**	**407,500**	**407,500**	**144,786**	**353,400**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	238901	DC SHARED SERVICE	-	-	-	-	-	-	16,580	-	
A3410	277050	FEE FOR FIRE SERVICES	1,282	-	-	-	-	-	-	-	
A3410	348900	ST AID HEALTH WORKERS	4,844	-	-	-	-	-	-	-	
A3410	438912	FEDERAL AID	2,414	-	-	1,813	-	-	2,357	2,000	
TOTAL FIRE			**8,540**	**-**	**-**	**1,813**	**-**	**-**	**18,937**	**2,000**	
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	7,258	8,000	8,000	6,645	8,000	8,000	5,624	8,000	
A3510	261100	DOG FINES	240	600	600	300	600	600	700	600	
TOTAL ANIMAL CONTROL			**7,498**	**8,600**	**8,600**	**6,945**	**8,600**	**8,600**	**6,324**	**8,600**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	30,360	35,000	35,000	32,375	35,000	35,000	25,025	30,000	
A3620	238000	FIRE INSPECTION FEE	2,200	15,000	15,000	2,100	7,500	7,500	4,400	5,500	
A3620	238500	SEWER INSPECTION FEE	800	500	500	750	500	500	410	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,340	5,000	5,000	4,305	4,500	4,500	2,240	2,000	
A3620	238905	DC GRANT	5,000	-	-	5,000	5,000	5,000	-	5,000	
A3620	250102	PLUMBING LICENSES	25,600	18,000	18,000	25,150	20,000	20,000	21,750	25,000	
A3620	250103	ELECTRIC LICENSES	65,750	40,000	40,000	83,175	57,500	57,500	43,350	60,000	
A3620	255500	BUILDING PERMITS	172,633	180,000	180,000	251,110	180,000	180,000	155,743	180,000	
A3620	255501	C.O. APPLICATION FEE	22,515	18,000	18,000	36,090	20,000	20,000	44,175	40,000	
A3620	256500	PLUMBERS PERMITS	29,803	15,000	15,000	36,678	25,000	25,000	16,250	25,000	
A3620	257000	RENTAL PERMITS	3,525	7,000	7,000	1,320	2,000	2,000	2,435	2,000	
A3620	257100	VACANT REGISTRATION	3,500	5,000	5,000	3,500	5,000	5,000	1,500	3,000	
A3620	257101	STR REGISTRATION	2,700	3,500	3,500	2,850	3,500	3,500	6,290	5,000	
A3620	257500	ELECTRICAL PERMITS	14,810	11,000	11,000	20,570	13,500	13,500	13,400	15,000	
A3620	259000	VEHICLE PERMITS	100	250	250	10	125	125	-	-	
A3620	259002	TREE & GRADING PERMITS	200	200	200	-	200	200	550	400	
A3620	259005	CHICKEN PERMITS	-	50	50	50	50	50	50	50	
A3620	259006	SIDE CAFÉ PERMITS	550	500	500	375	500	500	200	750	
A3620	261200	MISCELLANEOUS	9,210	2,000	2,000	7,500	2,000	2,000	11,153	7,000	
A3620	261202	SNOW VIOLATIONS	908	1,500	1,500	-	1,500	1,500	-	1,000	
TOTAL BUILDING DEPARTMENT			**394,504**	**357,500**	**357,500**	**512,908**	**383,375**	**383,375**	**348,921**	**407,200**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULEI	300,509	299,000	299,000	290,205	324,450	324,450	-	324,450	
A5110	171002	EV CHARGING STATION	8,278	13,200	13,200	13,145	14,400	14,400	10,099	15,000	
A5110	172100	PARKING FEE	18,000	14,400	14,400	14,475	14,400	14,400	10,800	14,400	
A5110	178901	MTA COMMUTER PARKING	75,277	60,000	60,000	60,521	58,516	58,516	43,456	58,516	
A5110	256000	STREET OPENING PERMITS	22,170	15,000	15,000	17,400	15,000	15,000	11,400	15,000	
A5110	268000	INSURANCE RECOVERIES	16,087	3,200	15,477	22,196	3,000	3,000	8,978	5,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	15,896	17,138	17,138	15,896	16,182	16,182	87	20,442	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	24,123	24,123	24,123	-	24,123	
TOTAL HIGHWAY			**480,340**	**446,061**	**458,338**	**457,961**	**470,071**	**470,071**	**84,820**	**476,931**	
A5182 TRANSPORTATION											
A5182	270500	DONATIONS						1,000	1,000		
TOTAL TRANSPORTATION			**-**	**-**	**-**	**-**	**-**	**1,000**	**1,000**	**-**	
A7110 PARK											
A7110	208900	PLANNING RECREATION FEE			27,000	27,000					
A7110	200116	MEMORIAL BENCH FEE									
TOTAL PARK			**-**	**-**	**27,000**	**27,000**	**-**	**-**	**-**	**-**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	59,112	64,000	64,000	91,326	92,000	92,000	78,792	95,000	
A7112	200190	USC-USAGE FEE	21,480	24,000	24,000	29,600	25,000	25,000	10,650	40,000	
A7112	241000	RENTAL OF REAL PROPERTY	15,700	16,800	16,800	16,300	16,800	16,800	12,350	16,800	
TOTAL UNIVERSITY			**96,292**	**104,800**	**104,800**	**137,226**	**133,800**	**133,800**	**101,792**	**151,800**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7140	**RECREATION**										
A7140	200100	RECREATION FEES	14,215	11,500	11,500	10,895	15,500	15,500	5,375	20,000	
A7140	200101	PARK USE FEES	6,567	7,500	7,500	4,615	6,000	6,000	2,105	5,000	
A7140	200115	AFTER SCHOOL	190,500	160,000	160,000	189,989	168,000	168,000	134,297	185,000	
A7140	200160	YARD SALE FEES-NEW	680	1,500	1,500	810	1,500	1,500	460	1,500	
A7140	200175	BEACON HOOPS FEES	12,080	16,000	16,000	16,712	16,000	16,000	17,120	17,500	
A7140	200187	TENNIS FEES	3,886	5,000	5,000	4,904	5,000	5,000	-	5,000	
A7140	238906	DC WORKFORCE INVESTMENT	-	-	-	22,596	21,000	21,000	30,124	32,000	
A7140	241000	RENTAL OF REAL PROPERTY	4,400	3,000	3,000	4,400	3,000	3,000	3,400	4,400	
A7140	270500	DONATIONS	10,937	-	-	500	-	-	-		
A7140	270554	MENS SOFTBALL FEES	5,999	7,500	7,500	4,760	7,500	7,500	5,390	6,500	
A7140	270572	WOMENS SOFTBALL FEE	5,598	7,500	7,500	6,619	7,500	7,500	6,945	7,000	
A7140	270596	WOMENS VOLLEYBALL FEE	850	500	500	-	500	500	-	500	
A7140	364300	ST AID FOOD ASSISTANCE	4,765	5,000	5,000	5,563	-	-	-		
A7140	382000	ST AID YOUTH PROGRAM	-	5,000	5,000	-	-	-	-		
A7140	388900	ST AID OTHER C&R	74,856	-	-	-	-	-	-		
A7140	408900	FEDERAL AID	133,500	-	-	-	-	-	-		
TOTAL RECREATION			**468,833**	**230,000**	**230,000**	**272,363**	**251,500**	**251,500**	**205,216**	**284,400**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183	POOL TICKET FEES	9,958	10,000	10,000	14,830	12,500	12,500	12,641	12,500	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	10,000	
TOTAL SWIMMING POOL FACILITY			**14,958**	**15,000**	**15,000**	**19,830**	**17,500**	**17,500**	**12,641**	**22,500**	
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	187	5,000	5,000	5,103	4,800	4,800	9,110	7,000	
TOTAL ADULT RECREATION			**187**	**5,000**	**5,000**	**5,103**	**4,800**	**4,800**	**9,110**	**7,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7989 FARMERS MARKET											
A7989	201201	FARMERS MARKET PROCEEDS	600	1,800	1,800	1,500	1,200	1,200	600	1,200	
TOTAL FARMERS MARKET			**600**	**1,800**	**1,800**	**1,500**	**1,200**	**1,200**	**600**	**1,200**	
8010 ZONING											
A8010	211000	ZONING FEES	3,500	2,500	2,500	2,000	2,500	2,500	3,000	3,000	
TOTAL ZONING			**3,500**	**2,500**	**2,500**	**2,000**	**2,500**	**2,500**	**3,000**	**3,000**	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	27,793	18,500	18,500	36,344	34,000	34,000	52,400	45,000	
TOTAL PLANNING			**27,793**	**18,500**	**18,500**	**36,344**	**34,000**	**34,000**	**52,400**	**45,000**	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	10,517	2,000	2,000	9,223	4,000	4,000	8,338	8,500	
A8160	213002	ADD A CAN FEE	107	50	50	47	50	50	63	50	
A8160	213004	COMPOST BINS	765	-	-	335	200	200	-	200	
TOTAL SANITATION			**11,389**	**2,050**	**2,050**	**9,605**	**4,250**	**4,250**	**8,401**	**8,750**	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	52,306	68,000	68,000	40,508	50,000	50,000	44,461	50,000	
TOTAL TRANSFER STATION			**52,306**	**68,000**	**68,000**	**40,508**	**50,000**	**50,000**	**44,461**	**50,000**	
9950 INTERFUND TRANSFERS											
A9950	503100	INTERFUND TRANSFER	37,287								
TOTAL INTERFUND TRANSFER			**37,287**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL REVENUE			**26,402,393**	**26,203,091**	**26,242,368**	**28,550,520**	**13,879,124**	**13,880,124**	**29,204,763**	**14,714,732**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	500	8,000	8,000	-	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		**500**	**8,000**	**8,000**	**-**	**8,000**	**8,000**	**-**	**8,000**	
1420 LAW										
F1420-450400	ATTORNEYS	38,454	42,000	42,000	40,009	42,000	42,000	24,036	42,000	
TOTAL LAW		**38,454**	**42,000**	**42,000**	**40,009**	**42,000**	**42,000**	**24,036**	**42,000**	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	2,359	5,480	5,480	4,548	680	680	-	2,480	
F1680-444100	LICENSE/PERMITS	1,814	4,088	4,088	1,995	3,800	9,800	9,262	2,240	
F1680-452003	IT CONSULTANT	3,269	9,450	9,450	2,070	8,000	8,000	347	8,000	
TOTAL TECHNOLOGY		**7,442**	**19,018**	**19,018**	**8,613**	**12,480**	**18,480**	**9,609**	**12,720**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	224,558	230,200	230,200	226,272	230,797	230,797	227,165	233,980	
TOTAL TAXES ON CITY PROPERTY		**224,558**	**230,200**	**230,200**	**226,272**	**230,797**	**230,797**	**227,165**	**233,980**	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,986	2,782	2,942	1,483	-	-	-	-	
TOTAL MTA PAYROLL TAX		**2,986**	**2,782**	**2,942**	**1,483**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	52,000	1,636	-	10,000	10,000	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**57,000**	**6,636**	**-**	**15,000**	**15,000**	**-**	**15,000**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	336	660	660	336	700	700	337	-	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	25,000	25,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	4,000	3,570	1,445	2,000	2,000	-	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	988	1,800	1,800	1,788	1,800	1,800	2,588	2,000	
F8310-450500	ADMINISTRATION FEE TO GENERAL	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
F8310-452000	CONSULTANT	30,573	35,000	27,000	2,633	50,000	50,000	20,136	35,000	
F8310-462000	TRAVEL	107	1,000	1,430	1,219	1,000	1,000	8		
F8310-465000	POSTAGE	10,108	5,850	13,850	12,529	11,000	11,000	5,251	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-		
TOTAL WATER ADMINISTRATION		**401,922**	**448,170**	**448,170**	**394,590**	**490,750**	**490,750**	**28,320**	**502,100**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	754	3,000	3,000	16,006	3,150	4,150	4,569	7,539	
F8320-424000	WATER FROM OTHER GOVERNMENTS	351,719	480,000	480,000	266,172	400,000	393,000	-	400,000	
TOTAL WATER SUPPLY		**352,473**	**483,000**	**483,000**	**282,178**	**403,150**	**397,150**	**4,569**	**407,539**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	240,289	232,881	243,189	249,914	258,704	258,704	191,871	265,444	
F8330-105000	OVERTIME	25,339	25,000	25,000	26,659	27,000	27,000	25,795	30,000	
F8330-105200	SICK LEAVE BONUS	-							1,000	
F8330-105202	ON CALL	10,486	10,400	10,400	10,600	10,400	10,400	7,600	10,400	
F8330-112500	MEALS	112	100	100	63	100	100	35	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	96,139	88,000	90,206	87,849	89,000	89,000	61,619	90,000	
F8330-412685	GAS/OIL FOR HEAT	11,698	20,700	20,700	18,120	21,320	21,320	12,514	20,576	
F8330-416000	MATERIALS & SUPPLIES	2,734	7,000	7,224	5,231	6,500	6,500	1,987	6,500	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8330-422045	PURIFICATION ELECTRIC	227,678	235,000	235,000	247,820	246,750	246,750	121,809	200,984	
F8330-423000	TELEPHONES	2,388	2,196	2,196	2,364	2,400	2,400	1,661	2,400	
F8330-423001	CELL PHONES	5,234	5,682	5,682	5,661	5,958	5,958	3,808	5,724	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	31,825	40,000	40,000	33,420	38,000	38,000	17,605	38,000	
F8330-445100	MAINTENANCE OF EQUIPMENT	28,539	70,000	67,570	25,847	60,000	60,000	18,119	45,000	
F8330-447200	REPAIR OF EQUIPMENT	46,865								
F8330-820000	SOCIAL SECURITY	19,926	20,680	21,469	20,436	22,809	22,809	16,236	23,630	
TOTAL WATER PURIFICATION		**751,202**	**759,589**	**770,686**	**735,934**	**790,891**	**790,891**	**480,659**	**741,708**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	112,695	112,000	121,542	123,695	126,271	126,271	94,532	135,000	
F8340-101000	REGULAR SALARIES	480,109	519,113	545,448	497,412	553,675	553,675	340,778	571,911	
F8340-103100	TEMPORARY POSITION	16,910	18,240	18,240	10,951	17,000	17,000	22,071	18,000	
F8340-105000	OVERTIME	21,669	30,000	29,900	24,806	29,000	29,000	16,941	30,000	
F8340-105200	SICK LEAVE BONUS	1,200	2,400	3,000	3,000	3,000	3,000	4,293	5,000	
F8340-105202	ON CALL	10,206	10,400	10,400	10,200	10,400	10,400	6,800	10,400	
F8340-112500	MEALS	371	250	550	518	300	300	203	300	
F8340-119000	CLOTHING ALLOWANCE	4,550	5,200	5,200	4,213	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	-	2,500	2,500	1,219	2,500	2,500	625	-	
F8340-190000	SEVERANCE/RETIREMENT	19,176							-	
F8340-250000	EQUIPMENT	3,645	18,000	17,800	17,688	15,000	15,000	2,260	15,000	
F8340-250031	PURCHASE HYDRANTS	-	12,000	12,000	8,585	10,000	10,000	-	15,000	
F8340-250400	PURCHASE WATER METERS	18,188	20,000	20,000	14,133	10,000	10,000	-	10,000	
F8340-413000	GAS & DIESEL	25,695	29,158	29,158	30,672	25,550	25,550	25,274	34,420	
F8340-415100	METER PARTS	4,224	8,000	8,000	6,896	7,500	7,500	-	7,500	
F8340-416000	MATERIALS & SUPPLIES	13,015	20,000	20,000	20,124	19,000	19,000	9,540	33,000	
F8340-416300	PAINTS	240	1,500	1,500	486	1,000	1,000	-	1,000	
F8340-416400	PIPE	1,038	2,500	2,500	2,376	1,500	1,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	8,257	10,000	10,231	10,230	9,000	9,000	4,304	10,000	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8340-417500	SAFETY SUPPLIES	4,066	4,500	4,500	2,165	4,500	4,500	1,461	4,500	
F8340-418600	TUBES & TIRES	1,979	4,000	6,736	6,704	5,500	5,500	1,296	6,000	
F8340-443200	TRAINING	170		200	200	5,000	5,000	-	5,000	
F8340-445200	MAINTENANCE SERVICE	3,510	14,000	12,600	7,198	14,000	14,000	1,950	22,000	
F8340-447000	RENTAL OF EQUIPMENT	-	6,000	6,000	5,372	5,000	5,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	131,511	60,000	58,233	41,674	60,000	60,000	45,250	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	5,206	15,000	12,985	-	9,000	9,000	690	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,129	1,200	1,200	1,129	1,200	1,200	1,623	1,200	
F8340-454000	ENGINEERS	19,788	20,000	20,000	1,468	20,000	20,000	22,347	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	4,595	20,000	22,015	21,971	25,000	25,000	-	55,000	
F8340-457600	LEAK DETECTION	-	15,000	15,000	15,040	10,000	10,000	2,825	15,000	
F8340-820000	SOCIAL SECURITY	47,252	53,558	56,348	47,678	57,172	57,172	35,105	59,350	
TOTAL WATER DISTRIBUTION		**960,394**	**1,034,519**	**1,073,786**	**937,803**	**1,062,268**	**1,062,268**	**640,168**	**1,165,281**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	100,516	126,839	126,839	123,210	151,195	151,195	-	158,223	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**100,516**	**126,839**	**126,839**	**123,210**	**151,195**	**151,195**	**-**	**158,223**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	52,047	42,812	42,812	42,812	48,973	48,973	48,973	36,238	
TOTAL WORKERS COMPENSATION		**52,047**	**42,812**	**42,812**	**42,812**	**48,973**	**48,973**	**48,973**	**36,238**	
9055 DISABILITY										
F9055-850000	INSURANCE	514	650	650	526	650	650	334	650	
TOTAL DISABILITY		**514**	**650**	**650**	**526**	**650**	**650**	**334**	**650**	

WATER FUND EXPENSE (F)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	451,162	395,670	395,670	351,459	419,357	419,357	284,189	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	11,880	11,880	11,880	15,540	15,540	15,540	9,333	19,478	
F9060-840500	DENTAL INSURANCE	9,692	9,365	9,365	7,281	7,985	7,985	4,323	6,425	
F9060-840600	VISION INSURANCE	1,219	1,180	1,180	1,082	1,180	1,180	1,061	1,844	
TOTAL HEALTH INSURANCE		**473,953**	**418,095**	**418,095**	**375,362**	**444,062**	**444,062**	**298,906**	**447,104**	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	160,355	-	-	-	-	-	-	-	
F9710-605600	2016 PRINCIPAL	169,975	172,856	172,856	172,856	175,738	175,738	175,738	180,060	
F9710-605900	2021 PRINCIPAL	124,475	125,908	125,908	125,908	130,199	130,199	130,199	133,059	
F9710-705500	2014 (2005) INTEREST	4,009	-	-	-					
F9710-705600	2016 INTEREST	80,005	76,577	76,577	76,577	73,091	73,091	37,424	69,533	
F9710-705900	2021 INTEREST	109,998	107,181	107,181	107,181	104,300	104,300	52,882	101,338	
TOTAL SERIAL BONDS		**648,817**	**482,522**	**482,522**	**482,522**	**483,328**	**483,328**	**396,243**	**483,990**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	163,000	163,000	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**163,000**	**163,000**	**-**	**163,000**	**163,000**	**-**	**163,000**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	100,000			1,190,000					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**1,190,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,115,778**	**4,318,197**	**4,318,356**	**4,841,314**	**4,346,544**	**4,346,544**	**2,158,982**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

WATER FUND REVENUE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	75,800	71,324	71,324	73,514	75,244	75,244	56,139	75,244	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	6,612	6,096	6,096	6,096	6,096	6,096	4,308	5,286	
F8310-214000	RESIDENTIAL & COMMERCIAL	2,063,844	2,227,069	2,227,069	2,149,493	2,282,204	2,282,204	1,755,752	2,341,003	
F8310-214001	CORRECTIONAL FACILITIES	1,134,802	1,185,000	1,185,000	997,411	1,140,000	1,140,000	604,085	1,140,000	
F8310-214002	TOWN OF FISHKILL	739,707	660,000	660,000	644,199	660,000	660,000	304,985	660,000	
F8310-214400	WATER SERVICE CHARGES	22,736	35,000	35,000	256,981	50,000	50,000	76,807	63,000	
F8310-214800	WATER PENALTY	66,251	45,000	45,000	80,297	45,000	45,000	21,217	45,000	
F8310-240100	INTEREST & EARNINGS	17,130	8,000	8,000	10,063	8,000	8,000	2,182	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	130,110	80,000	80,000	82,354	80,000	80,000	36,384	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	7,600	-	-	3,416					
F8310-268000	INSURANCE RECOVERIES	-	-	-	-					
F8310-277000	MISCELLANEOUS REVENUE	-	708	708	1,278			3,884		
TOTAL WATER ADMINISTRATION		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	
TOTAL WATER REVENUES		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	500	24,000	24,000	-	24,000	24,000	-	20,000	
TOTAL FISCAL AGENT FEES		**500**	**24,000**	**24,000**	**-**	**24,000**	**24,000**	**-**	**20,000**	
1420 LAW										
G1420-450400	ATTORNEYS	49,990	54,000	54,000	51,441	54,000	54,000	30,903	52,000	
TOTAL LAW		**49,990**	**54,000**	**54,000**	**51,441**	**54,000**	**54,000**	**30,903**	**52,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,719	2,230	2,230	2,118	2,230	2,230	-	4,280	
G1680 444100	LICENSE/PERMITS	1,717	2,996	2,996	2,248	3,714	9,714	9,395	3,460	
G1680 452003	IT CONSULTANT	2,637	9,450	9,450	4,371	4,000	4,000	1,065	4,000	
TOTAL TECHNOLOGY		**9,073**	**14,676**	**14,676**	**8,737**	**9,944**	**15,944**	**10,460**	**11,740**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,804	2,635	2,761	1,404					
TOTAL MTA PAYROLL TAX		**2,804**	**2,635**	**2,761**	**1,404**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	65,000	25,137	-	20,000	-	-		
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	-	-		
TOTAL CONTINGENCY		**-**	**70,000**	**30,137**	**-**	**25,000**	**-**	**-**	**-**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
TOTAL SEWER ADMINISTRATION		**378,930**	**396,260**	**396,260**	**396,260**	**409,740**	**409,740**	**-**	**398,901**	

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-416000	MATERIALS & SUPPLIES	2,141	12,000	12,000	3,631	10,000	10,000	2,526	4,500	
G8120-422075	SANITARY SEWER ELECTRIC	387	525	525	488	551	551	259	427	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	2,000	2,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	62,075	25,000	25,000	17,812	18,000	18,000	5,493	18,000	
G8120-447300	MANHOLE REPAIRS I&I		100,000	100,000	-	40,000	40,000	-	-	
G8120-454000	ENGINEERS	19,795	20,000	20,000	795	20,000	20,000	-	20,000	
TOTAL SANITARY SEWER		**84,398**	**160,525**	**160,525**	**22,726**	**90,551**	**90,551**	**8,278**	**44,927**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190	
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000	
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000	
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000	
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000	
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000	
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600	
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838	
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500	
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262	
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000	
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000	
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500	
G8130-416300	PAINTS	-	500	59	-	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100	
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000	
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920	
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000	
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000	
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000	
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000	
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000	
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000	
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000	
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000	
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000	
G8130-462000	TRAVEL	5	500	500	-	500	500	-		
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200	
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922	
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	128,811	162,584	162,584	157,894	193,805	193,805	-	202,813	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**128,811**	**162,584**	**162,584**	**157,894**	**193,805**	**193,805**	**-**	**202,813**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,242	31,004	31,004	31,004	20,765	20,765	20,765	17,899	
TOTAL WORKERS COMPENSATION		**39,242**	**31,004**	**31,004**	**31,004**	**20,765**	**20,765**	**20,765**	**17,899**	
9055 DISABILITY										
G9055-850000	INSURANCE	451	600	600	409	600	600	233	600	
TOTAL DISABILITY		**451**	**600**	**600**	**409**	**600**	**600**	**233**	**600**	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	566,523	406,244	406,244	440,005	437,000	437,000	355,246	466,813	
G9060-840100	MEDICARE REIMBURSEMENT	25,506	24,982	24,982	25,308	25,308	25,308	17,316	30,192	
G9060-840500	DENTAL INSURANCE	10,031	10,036	12,536	15,057	15,670	15,670	11,304	17,164	
G9060-840600	VISION INSURANCE	1,469	1,481	1,481	1,191	1,381	1,381	1,272	2,313	
TOTAL HEALTH INSURANCE		**603,529**	**442,743**	**445,243**	**481,561**	**479,359**	**479,359**	**385,138**	**516,482**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	142,181	-	-	-					
G9710-605600	2016 PRINCIPAL	286,644	291,502	291,502	291,502	296,360	296,360	296,360	303,647	
G9710-605700	2018 PRINCIPAL	135,742	140,487	140,487	140,487	144,286	144,286	144,286	149,032	
G9710-605900	2021 PRINCIPAL	310,525	314,092	314,092	314,092	324,801	324,801	324,801	331,941	
G9710-705500	2014 (2005) INTEREST	3,555	-	-	-					
G9710-705600	2016 INTEREST	134,920	129,139	129,139	129,139	123,260	123,260	63,112	117,260	
G9710-705700	2018 INTEREST	94,095	89,952	89,952	89,952	85,680	85,680	43,922	81,280	
G9710-705900	2021 INTEREST	274,408	267,381	267,381	267,391	260,194	260,194	131,924	252,805	
TOTAL SERIAL BONDS		**1,382,070**	**1,232,553**	**1,232,553**	**1,232,563**	**1,234,581**	**1,234,581**	**1,004,405**	**1,235,965**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest		180,000	177,500	-	180,000	180,000	-	177,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**180,000**	**177,500**	**-**	**180,000**	**180,000**	**-**	**177,000**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	100,000	-	-	294,280					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**294,280**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**5,175,653**	**5,412,667**	**5,412,793**	**5,071,404**	**5,380,212**	**5,516,212**	**3,088,776**	**5,522,514**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND REVENUE (G)

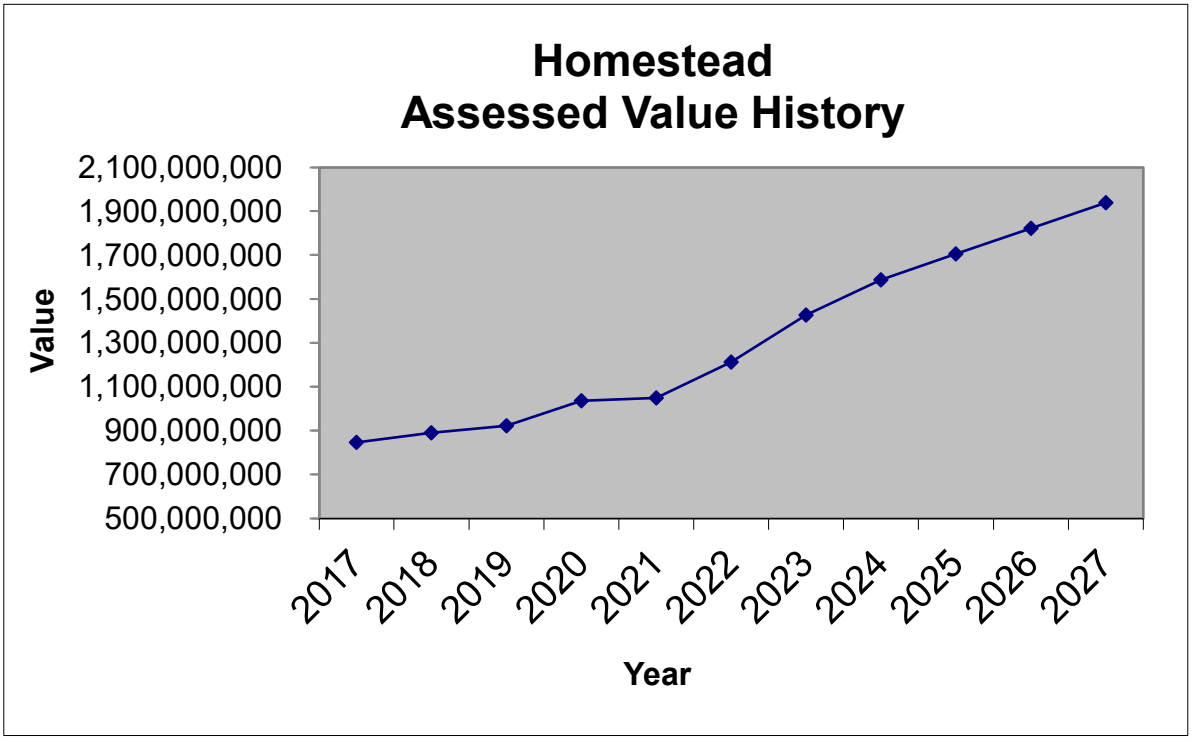
		2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
		12/31/24		12/31/25	12/31/25		09/29/26	09/26/26		
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMEN	45,806	47,171	47,171	43,785	53,973	53,973	42,416	53,973	
G8110-126001	DENTAL INSURANCE REIMBURSEMEN	11,924	13,355	13,355	9,461	12,545	12,545	7,175	12,545	
G8110-212000	SEWER RENTS	1,286,740	1,382,141	1,382,141	1,316,800	1,392,594	1,392,594	1,089,827	1,598,411	
G8110-212001	CORRECTIONAL FACILITY	777,091	758,000	758,000	764,922	758,000	758,000	427,512	820,000	
G8110-212003	TOWN OF FISHKILL	1,346,072	1,420,000	1,420,000	933,638	1,225,000	1,225,000	430,568	1,060,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	403			789	400	400	812	800	
G8110-212008	DUTCHESS STADIUM SEWER	7,336	5,000	5,000	8,332	5,000	5,000	2,529	7,435	
G8110-212009	DC TRANSPORT CENTER SEWER	180			879			99	350	
G8110-212800	SEWER PENALTY	5,552	6,000	6,000	7,181	6,000	6,000	5,442	6,000	
G8110-240100	INTEREST & EARNINGS	31,886	13,000	13,000	15,054	13,000	13,000	1,677	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	140,932	75,000	75,000	36,920	70,000	70,000	18,312	70,000	
G8110-265000	SALE OF SCRAP									
G8110-277000	MISCELLANEOUS REVENUE				40,000			20,000		
TOTAL SEWER ADMINISTRATION		**3,653,922**	**3,719,667**	**3,719,667**	**3,177,761**	**3,536,512**	**3,536,512**	**2,046,369**	**3,642,514**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	62,457	59,000	59,000	69,829	82,400	82,400	34,590	80,000	
G8130-212204	HAULER FEES BILLED MONTHLY	1,655,433	1,634,000	1,634,000	1,574,666	1,761,300	1,761,300	1,123,506	1,800,000	
G8130-391001	STATE AID - NYSERDA	20,000								
TOTAL WATER POLLUTION CONTROL		**1,737,890**	**1,693,000**	**1,693,000**	**1,644,495**	**1,843,700**	**1,843,700**	**1,158,096**	**1,880,000**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	22,645	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**22,645**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL SEWER REVENUES		**5,414,457**	**5,412,667**	**5,412,667**	**4,822,256**	**5,380,212**	**5,380,212**	**3,204,465**	**5,522,514**	

CITY OF BEACON
TAX CAP CALCULATION
2027

	Allowable 2027 Budget	Adopted 2026 Budget
Prior year tax levy	13,880,238	13,247,051
Tax base growth factor % (increase in tax base)	2.10%	2.04%
	14,171,723	**13,517,291**
Add: Prior Year PILOTS	352,500	337,000
	14,524,223	13,854,291
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	14,814,707	14,131,377
Less: Current year PILOTS	(366,000)	(352,500)
Tax Levy limit	14,448,707	13,778,877
Available carry over from prior year (used)	100,716	202,077
Tax Levy limit before Exlcusions	14,549,423	13,980,954
Add: Exclusions	-	-
Tax levy limit	14,549,423	13,980,954
Use of fund balance	-	-
Available carry over to next year		(100,716)
Loss of available carry over to next year		
Actual Tax levied	14,549,423	13,880,238
Dollar growth	669,185	633,187
Effective tax levy increase %	4.82%	4.78%

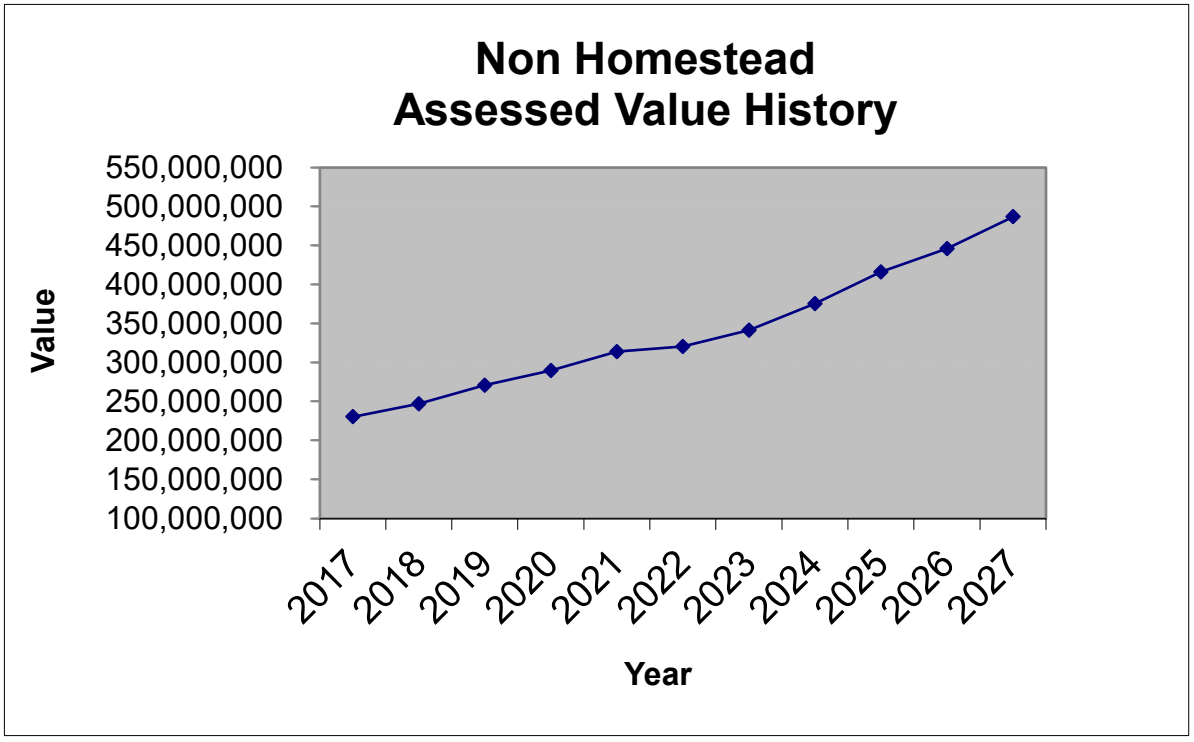
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2017-2027

YEAR	VALUE	
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	
2026	1,821,200,389	
2027	1,938,557,544	as of 9/25/26



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2017-2027

Tax YEAR	VALUE	
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	415,844,001	
2026	445,694,113	
2027	486,842,338	as of 9/25/26



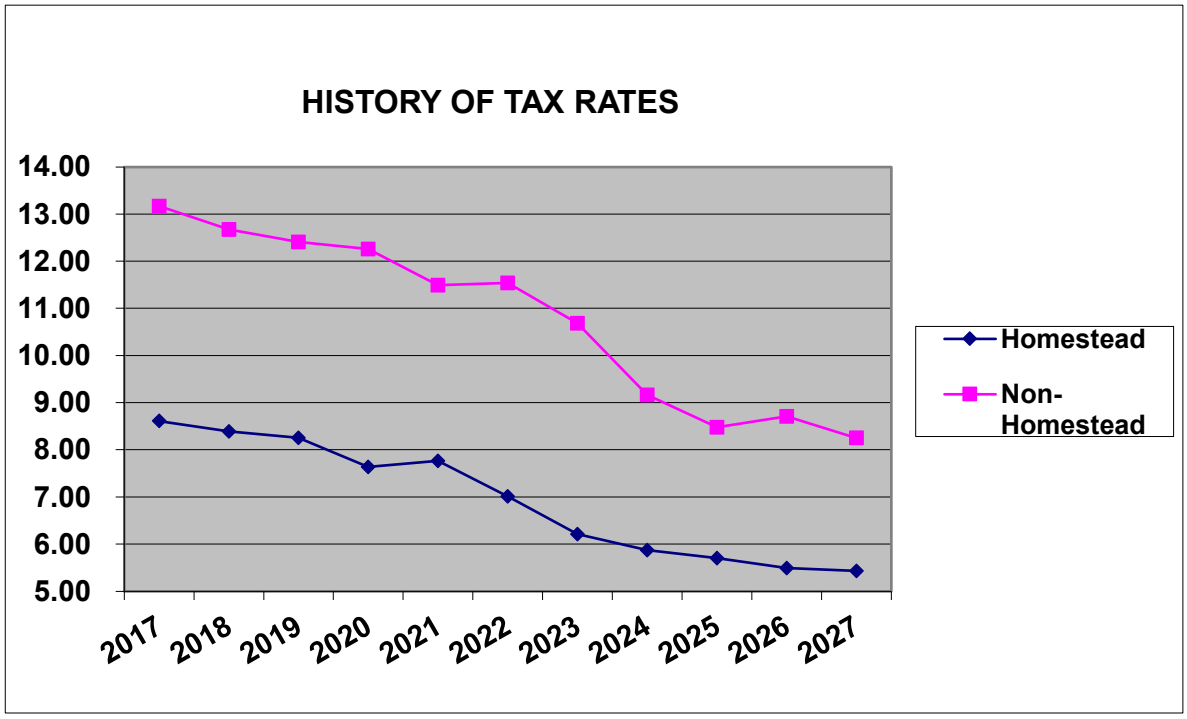
CITY OF BEACON
TAX LEVY
HISTORY
2017-2027

		LEVY	FUND BALANCE
	YEAR	AMOUNT	TO OFFSET LEVY
	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	75,000
	2026	13,880,238	151,412
Proposed	2027	14,549,423	275,000



CITY OF BEACON
HISTORY OF TAX RATES
2017-2027

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	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
	2026	5.49	2026	8.71
Proposed	2027	5.43	2026	8.25



NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
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	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	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	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	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	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

City of Beacon City Council Agenda
11/16/2026

Title:

Proposed Local Law Concerning the Fishkill Development District and Hotels

ATTACHMENTS

Proposed Local Law Concerning the Fishkill Development District and Hotels

Fishkill Creek District Map

Schedule of Dimensional Regulations

Keane & Beane, P.C. Memorandum to Council Regarding Concept Plan Review for the Fishkill Creek Development District (Oct. 30, 2026)

Schedule of Use Regulations

KARC Memorandum Regarding Potential Amendments to the Fishkill Creek District (Sept. 22, 2026)

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning the Fishkill Development District and Hotels

Dutchess County Planning Memorandum Regarding a Draft Schedule of Use Regulations

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Parts 2 and 3

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 3 Negative Declaration

LOCAL LAW NO. ___OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE FISHKILL DEVELOPMENT DISTRICT AND HOTELS

A LOCAL LAW to amend Chapter 223, Zoning, concerning regulations governing hotels and the Fishkill Development District.

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

Section 1. Chapter 223 of the Beacon City Code, Article II – General Legislation, Section 223-14.1 entitled "Hotels," Subsections A, A(2)(a), and D (removed), are hereby amended as follows:

§ 223-14.1 **Hotels.**

A. Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site ~~be limited to~~ may include usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel.

(1) Such accessory uses may include the following:

(a) Dining facilities providing food and drink.

(b) Newsstands, gift shops and other shops.

(c) Recreation facilities which shall be for the exclusive use of guests or members.

(d) Employees' quarters and facilities.

(e) Spa facilities.

(f) Conference center facilities

(2) All hotels shall include the following:

(a) Facilities or systems for guest registration and check-in, which may include electronic or mobile registration and check-in; and an on-site manager or other responsible hotel representative; and public restroom facilities.

(b) Off-street parking facilities.

(c) Access to all guest rooms from an interior hallway

B. Screening. Outdoor parking areas and recreational facilities shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting.

C. Off-street parking shall be in accordance with § **223-26**.

D. ~~No kitchen facilities. There shall be no kitchen facilities in the hotel rooms except for a coffeemaker, a microwave oven and a small refrigerator.~~

Section 2. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsections B(3) and B(5) are hereby amended as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

…

B. Principal uses permitted. A Fishkill Creek development may be a single use, or a mixed use which incorporates various permitted land use elements as part of a comprehensive development plan. These elements may include:

(1) Apartment, attached or multifamily dwelling.

(2) Artist live/work space, artist studio and workshop of artisan.

(3) Bed-and-breakfast establishment~~, or~~ inn, or hotel.

(4) Spa, fitness centers/noncommercial swimming pool, exercise studio, day-care center or similar use as determined by resolution of the City Council. Such uses shall be permitted in buildings that face a street.

(5) Restaurant, bar, brew pub or other eating and drinking establishment. Such restaurants and other eating and drinking establishments shall be permitted in buildings that face a street.

(6) Professional and business office in buildings that face a street.

(7) Gallery, exhibit space or museum.

(8) Community facility that complements residential and commercial use, such as a public or semipublic performance and cultural center, live theater, concert hall, meeting room suitable for social, civic, cultural or education activities, bandshell, kiosk or gazebo.

(9) Assembly, manufacturing, workshop or other light industrial use, as determined by the City Council, in fully enclosed buildings and not including any form of outdoor storage.

(10) Day-care center.

(11) Trade school or training program, college, private school, or nursery school.

(12) Other nonresidential use similar to the above uses as determined by resolution of the City Council.

• • •

Section 3. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsection F is hereby amended to add Subpart F(3)(b)[9] as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

• • •

F. Procedure for Fishkill Creek development concept plan review.

• • •

(3) City Council decision on Fishkill Creek development concept plan.

(a) The City Council shall render a decision on the application for Fishkill Creek development concept plan approval after it has held the required public hearing, completed the SEQRA process and has made the requisite SEQRA determination of significance and/or findings, and, if applicable, has made the consistency determination under the City's Local Waterfront Consistency Law

(b) Concept plan approval. The City Council may approve the concept plan upon a finding that the following conditions and standards have been met:

[1] The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

[2] The proposed Fishkill Creek development project complies with § 223-41.13I(15), Fishkill Creek vegetative buffer, of this chapter.

[3] The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § 223-41.13I, to the extent applicable at the concept plan stage.

[4] The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

[5] The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

[6] The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

[7] The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

[8] The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

[9] The proposed Fishkill Creek development project has considered opportunities to incorporate below-market-rate (BMR) housing units, consistent with the City's goal of encouraging a diversity of housing types and affordability levels. The City Council strongly encourages the inclusion of BMR housing units as part of new residential development within the Fishkill Creek Development District.

• • •

Section 4. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.14 entitled "Bulk regulations," Subsections A, B, G, and I are hereby amended as follows:

§ 223-41.14 **Bulk regulations.**

A. Minimum size of FCD site: one (1) acre. Notwithstanding the above, the owner of less than one (1) acre of land may apply for approval of a FCD project, where such land is adjacent to a proposed, approved or constructed FCD project.

B. Development potential. A minimum of 50% of the total development's gross floor area

shall consist of residential dwelling units, including artist live/work spaces. 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. For good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow certificates of occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.

C. Maximum dwelling unit size: 2,000 square feet of gross floor area.

D. Maximum building coverage, including parking structures: 35%.

E. Minimum open space: 30%.

F. Maximum building height: three stories and 40 feet, as determined from the average grade level of the side of the building facing the primary street view. A corner or centrally located elevator or stair tower projecting one story above the permitted building height may be approved by the City Council to add architectural interest and to encourage access to rooftop gardens.

G. Minimum building setback from edge of pavement of a public ~~and private~~ street~~s~~ right-of-way: 12 feet.

H. Minimum frontage of overall FCD site on public street right-of-way: 50 feet.

I. Minimum setback from and buffer width along Fishkill Creek, measured in accordance with §223-41.13I(15): an average of 50 feet, but not less than 25 feet at any point, from the top of the creek bank, except with respect to the existing building located at 555 South Avenue located in the Historic District and Landmark Overlay Zone, in which case the minimum setback and buffer requirement shall not apply.

Section 5. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 6. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations" is hereby amended as follows:

DRAFT

SEE ATTACHED SCHEDULE

Section 7. Ratification, Readoption and Confirmation.

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

Section 8. Numbering for Codification.

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

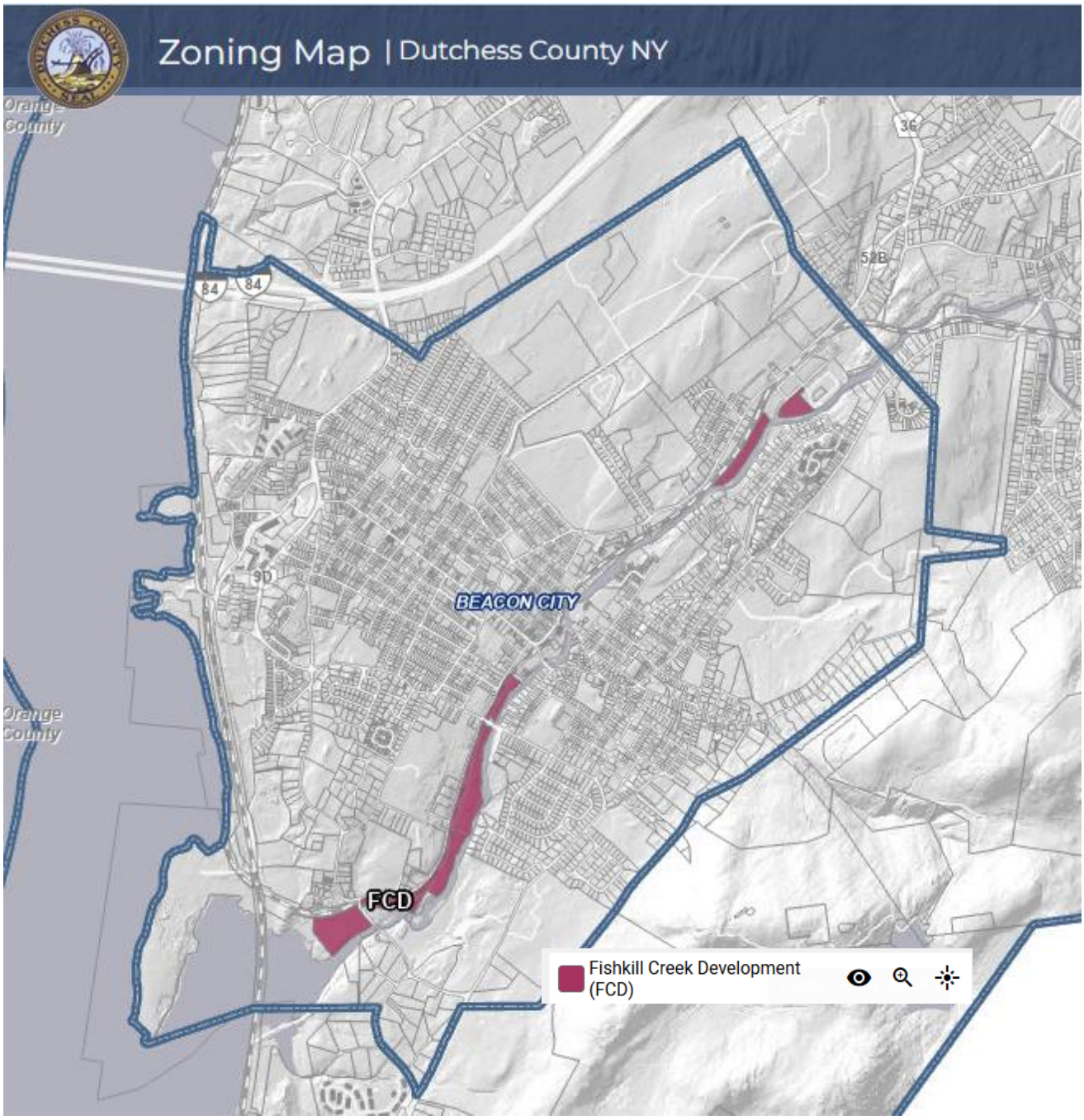
Section 9. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 10. Effective date.

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

Attachment A - Location of FCD Parcels in Beacon



223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5/35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5/35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5/35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5/35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5/35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5/35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	2,500	50	100	10	10	20	—	2.5/35	N.A.	40%	2	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3/35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5/35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3/35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5/35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5/45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b]/100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f]/55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5/35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	—/35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3/38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4/48	—	—	—	15%	L	Art. IVE
FCD	12 acres	3,960	—	—	—	—	—	—	3/40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5/35	20%		—	—	WP	Art. IVA
TS	3 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	—/35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	—/40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than 1/2 the minimum side yard setback of the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

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MEMORANDUM

TO: **City of Beacon City Council**

FROM: **Keane & Beane, P.C.**

RE: **Concept Plan Review Process re Fishkill Creek Development District**

DATE: **October 30, 2026**

This memorandum provides the City Council (the "Council") with an overview of the concept plan review process for properties located in the Fishkill Creek Development ("FCD") District.

Procedure for review of Fishkill Creek development proposals (§ 223-41.13D)

Each Fishkill Creek development project shall require (1) concept plan approval by the Council, and (2) site plan approval by the Planning Board. The Planning Board may commence its review of a site plan for one or more projects in the FCD as soon as an application for concept plan approval has been submitted to the Council. However, no final approval of a site plan for any FCD project shall precede the issuance of a concept plan approval for such FCD project by the Council.

Concept Plan Application Requirements (§ 223-41.13.F(1))

The concept plan application must include:

(1) A written description of project, and a description of the manner in which such proposal meets the purposes of the Fishkill Creek Development District; how it is consistent with the City of Beacon Comprehensive Plan and, if applicable, Local Waterfront Revitalization Plan ("LWRP) per Chapter 220 of the Beacon City Code; and the manner in which the public interest would be served by the proposed Fishkill Creek development, including a description of the benefits to the City.

(2) A land use plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreation facilities, utility and maintenance facilities and open space.

(3) An indication of the approximate square footage of buildings, the approximate number of dwelling units of each housing type and size, and the approximate amount of floor area of each type of nonresidential use.

(4) An indication of the appropriate number of parking and loading spaces in relation to their intended use.

(5) A general indication of any phasing of construction.

(6) The general configuration of the interior road system, connection/access to the adjoining road system, and an analysis of the need for and the feasibility of providing emergency access.

(7) A plan showing the relation of the proposed uses to existing and proposed uses adjacent to the site that are not part of the application.

(8) The general configuration of the pedestrian circulation system, the connection of such pedestrian passageways to adjoining properties and a description of how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan.

(9) The proposed architectural treatment of views and viewing points from the site to Fishkill Creek; to the site from Fishkill Creek; and over the site from important viewsheds, including those identified in the LWRP, all subject to the City Council's review of photo-simulations as it shall request the applicant provide.

(10) Descriptions, sketches, and sections showing the design scheme contemplated for the entire development and specifically for any public spaces or major elements of the plan.

(11) Such additional information as the Council may deem necessary in order to properly evaluate the application.

City Council Concept Plan Review (§ 223-41.13.F(2))

The Council must refer the application for concept plan approval to the Planning Board for a report and recommendation. The Planning Board shall review all documents and materials relating the application and may make any advisory recommendation to the City Council.

The Council shall hold a public hearing on the application for a Fishkill Creek development concept plan approval. Only after the Council has held the required public hearing, completed SEQRA and made a consistency determination under the City's Local Waterfront Consistency Law (if applicable) per Chapter 220 of the City Code, may the City Council render a decision on the concept plan.

The City Council **may** approve the concept plan upon a finding that the following conditions and standards have been met:

(1) The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

(2) The proposed Fishkill Creek development project complies with § 223-41.13I(15), Fishkill Creek vegetative buffer.

(3) The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § 223-41.13I, to the extent applicable at the concept plan stage. The Planning Board is charged with reviewing and approving the details of the project during its site plan review process.

(4) The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

(5) The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

(6) The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

(7) The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

(8) The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

In approving any Fishkill Creek development concept plan, the Council may attach such conditions, safeguards and mitigation measures as it deems necessary or appropriate to assure continual conformance to all applicable standards and requirements and to fulfill the intent and purposes of the City Zoning Code. Accordingly, the Council may approve the concept plan, but it is not obligated to if it finds that the plan will not meet all of the criteria set forth under § 223-41.13F(2)(b). In order to disprove a concept plan, the Council needs to make a rational decision based upon the record before it. Community opposition is not sufficient, and there must be a finding that the project does not satisfy the aforementioned criteria.

The Difference Between Concept Plan, Site Plan, and Special Permit Approval

Importantly, concept plan, site plan, and special permit approval are not required for all types of land uses.

Concept plan approval is only required for applications within the FCD and Senior Affordable Overlay District. Concept plans are subject to Council approval and are intended to provide a generally detailed plan sketch of a project in order to determine that the proposed project meets the special requirements for these two districts. The plans should be drawn "approximately to scale, but need not be to the precision of a finished engineering drawing or a final site plan." In other words, a concept plan is a *concept* but not the finished project. For this reason, when concept plan approval is required, it must always precede the Planning Board's site plan approval.

Site plans are significantly more detailed than a concept plan, and include, but are not limited to: detailed engineering schematics, precise locations of buildings and natural features, setbacks and heights of structures, topographic and grade elevations, locations of all parking, loading and ingress/egress, drainage, stormwater plans, sewer and water lines, and detailed landscaping and lighting plans.

Special permit uses are permitted as of right but have additional conditions and requirements than land uses which are simply permitted. Section 223-18B(1)(a)-(f) of the City Code provides for a list of general conditions and standards which all special use permits are subject to; however, additional and specific conditions and standards can apply depending on the type of special use permit. For example, the conditions and standards for a special permit for a car wash use under § 223-21 of the City Code are different than the conditions and standards for a bed-and-breakfast use. Special permits can be issued by either the Council or the Planning Board depending on the type of use. Special permits can be issued at varying times during the plan review. For example, if the application is subject to the concept plan and the Council is the permitting authority for the special use permit, the Council could grant concept plan and special permit approval at the same time (but after a SEQRA determination is made).

Please do not hesitate to contact our office with any questions. Thank you.

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	P	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	P~~X~~	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X

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

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	P	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see →					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Mayor Lee Kyriacou and Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: September 22, 2026

RE: Fishkill Creek Development (FCD) and Hotels Local Law

At the September 21, 2026 City Council workshop, the Council reviewed comments from the Planning Board and Dutchess County Planning regarding the proposed amendments to the Fishkill Creek Development (FCD) District. Council discussed each of the comments and provided direction regarding the changes to be incorporated into the proposed Local Law.

This memorandum summarizes the policy decisions and drafting direction provided by the City Council during that discussion and identifies how those decisions have been incorporated into the accompanying revised Local Law.

1. **Hotel Occupancy and Kitchens.** The Planning Board asked whether hotel length of stay and kitchen facilities could blur the distinction between transient lodging and dwelling units.

    - ❖ The Council was not opposed to longer-term hotel stays and determined that the existing distinctions within the zoning and building codes provide sufficient safeguards. A majority therefore supported retaining the proposed removal of the hotel-room kitchen prohibition. The Local Law has been retained as drafted with respect to kitchen facilities, and no additional length-of-stay restriction has been added.

    - ❖ The discussion also raised whether hotels should be required to be part of a mixed-use development, including consideration of affordable/BMR housing. No consensus was reached on this separate issue, and no additional changes have been made at this time.

2. **Hotel Approval Process.** The Planning Board suggested making hotels a special permit use so that the Council or Planning Board could provide additional review and potentially regulate hotel size.

    - ❖ The Council determined that a special permit would not provide meaningful additional review beyond the existing FCD Concept Plan and Site Plan processes. Hotels have been retained as a permitted use in the revised Local Law.

3. **Hotel Check-In and On-Site Management.** The Planning Board recommended modernizing the existing requirement for a traditional lobby, registry desk, and staffing model to accommodate electronic and mobile check-in

    - ❖ The Council supported allowing electronic registration/check-in while retaining an on-site management presence. The hotel regulations have been revised to allow

electronic registration/check-in while requiring an on-site management presence, rather than requiring a particular physical registry desk or office.

4. **Restaurant Size Limitation.** The Planning Board recommended reconsidering the existing 5,000-square-foot maximum for restaurants and other eating/drinking establishments in the FCD.

    - ❖ The Council supported eliminating the 5,000-square-foot restaurant cap City-wide, rather than limiting the change to the FCD. The Local Law has been revised accordingly to eliminate the 5,000-square-foot limitation within the FCD. Implementation of this change within the CMS and L Districts has been deferred pending further review of how removal of the limitation may affect existing businesses and potential development footprints within those districts.

5. **Fishkill Creek Buffer.** The Planning Board recommended clarifying the point from which the Fishkill Creek buffer is measured and considering whether the existing buffer dimensions should be increased based on DEC guidance.

    - ❖ The Council supported retaining the existing Fishkill Creek buffer requirements, including the average 50-foot buffer and 25-foot minimum. The existing dimensional requirements have been retained, and a cross-reference between the related buffer and design provisions has been added to clarify that the requirements are to be read and applied together.

6. **Streetscape Standards.** The Planning Board recommended adding more prescriptive streetscape regulations and guidance within the FCD.

    - ❖ The Council reviewed and was comfortable with the existing FCD streetscape and design standards. The existing standards have therefore been retained without additional prescriptive requirements.

7. **Viewsheds and Greenway Trail.** The Planning Board recommended considering additional viewshed regulations, including contextual renderings from Tioronda Bridge and other public vantage points.

    - ❖ The Council discussed strengthening protections for views from and toward the Fishkill Creek Greenway and Heritage Trail. Upon further review, the existing FCD regulations already provide substantial protections addressing this concern. Specifically:
        i. §223-41.13(F)(1)(h) requires the Concept Plan to describe how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan, and §223-41.13(F)(2)(b)[4] requires the City Council to make a finding of consistency with that Plan as part of Concept Plan approval.

ii. §223-41.13(F)(1)(i) requires consideration of the architectural treatment of views "from the site to Fishkill Creek," "to the site from Fishkill Creek," and "over the site from important viewsheds," and expressly authorizes the City Council to require photo simulations as part of its review.
iii. §223-41.13(F)(2)(b)[8] requires FCD development to "maximize important views and view corridors" and to incorporate, protect and/or enhance important views and view corridors through site layout and design.
iv. The FCD design standards also require an interconnected pedestrian system providing access to the Greenway Trail and contain specific public-access requirements intended to create linkages with existing and anticipated pedestrian and bicycle trail systems.

- ❖ Accordingly, no additional amendment has been made at this time, as the existing FCD regulations provide the City Council and Planning Board with sufficient authority to evaluate views from the Greenway Trail and require appropriate visual information during project review.

8. **Building Height.** Dutchess County Planning recommended considering four or more stories rather than the existing three-story/40-foot maximum and/or establishing a height framework responsive to topography similar to the Waterfront Development District.

   - ❖ The Council supported retaining the existing three-story/40-foot maximum building height. The existing FCD height standard has therefore been retained without modification.

9. **Building Coverage.** Dutchess County Planning recommended considering an increase to the existing 35% maximum building coverage and focusing instead on impervious coverage.

   - ❖ The Council supported retaining the existing 35% maximum building coverage in the FCD at this time. Council expressed interest in separately considering a shift from building coverage to impervious coverage as part of a future City-wide zoning update. The existing 35% building-coverage standard has therefore been retained in the revised Local Law.

10. **Minimum FCD Development-Site Size.** Dutchess County Planning recommended reducing the minimum FCD development-site size from two acres to one acre.

    - ❖ The Council supported the recommendation. The Local Law has been revised to reduce the minimum FCD development-site size from 2 acres to 1 acre.

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

John Gunn, Chair

August 19, 2026

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

Subject: City Council Referral of Local Law Amending the Fishkill Creek Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City's zoning code regarding regulations governing hotels and the Fishkill Creek Development (FCD) District. The proposed Local Law was reviewed during the August 11, 2026 Planning Board meeting. Planner, Natalie Quinn, summarized the proposed local law with the Planning Board.

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

- Council and staff should investigate what, if any, other state or local regulations regulate the length of stay at hotels to ensure they do not revert to a dwelling unit
- Consider whether allowing kitchen facilities in hotel rooms would convert the hotel room to a "dwelling unit" (sleeping area, bathroom, food prep)
- Consider making "hotel" a special permit use so that Council or Planning Board can review and limit size if needed
- Board members showed support for modification of the hotel supplemental regulations to permit newer/more modern models of hotel that use technology for check-in rather than lobby and staff. These newer technologies are utilized to streamline check-in and reduce cost of bookings.
- With reference to Section 223-41.13.B(5) of the City Code (which is not currently proposed to be amended), the Council should consider the 5,000 sq foot size limitation currently placed on restaurants in the FCD. Many restaurants on Main Street are bumping up against seating caps that prevent them from expanding.
- With reference to Section 223-41.14.I, the Council should clearly establish a point from which the buffer zone is measured. Per DEC guidance, should also consider extending the required buffer area to 35-100ft for stream protection.
- Council should consider adding more prescriptive regulations and guidance for regulating streetscapes.
- Council should consider if regulations governing viewsheds from Tioronda Bridge and others vantage points would be appropriate. To this point, the Board recommends adding language like that which was added to the Train Station District to require contextual renderings of important viewsheds.

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

John Gunn, Chair

Sincerely,

John Gunn (MP)

John Gunn
Planning Board Chair

JG/mp

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Municipal Board **Project Name**: Proposed Local Law Concerning the Fishkill Development District and Hotels **Action**: Zoning Amendments **Applicant**: City of Beacon **Property Address**:	**Referral #**: ZR26-164 **Date Received**: 8/14/2026 **Date Requested**: 9/2/2026 **Date Issued**: 9/1/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The proposed local law would amend the zoning code for the Fishkill Creek Development District to eliminate the minimum lot size area per unit (maximum residential density) while retaining the bulk standards, which limit height, lot coverage, etc; to revise the minimum setback to be measured from public streets only; and to allow hotels as a permitted principal use (similar to inns). It would also update the supplemental regulations for hotels to allow kitchens in hotel rooms and to allow hotels as part of mixed-use projects.

COMMENTS

We support the City's efforts to provide flexibility for development within the FCD district, while maintaining reasonable form-based regulations. We encourage the Board to provide additional flexibility; in particular, we suggest considering:

- Allow buildings of 4 or more stories (vs. 3), and/or provide a height limit based on topography (ground floor elevation), similar to the Waterfront Development zone
- Allow additional building coverage (vs. 35% maximum), but focus on limiting impermeable coverage
- Allow development on parcels of one acre or more (vs. 2 acres), to allow all parcels in the district (except the pump station) the opportunity for redevelopment.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

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

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes ☐No
Solid Waste Management Facility	☐Yes ☐No
Hazardous Waste Management Facility	☐Yes ☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes ☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes ☐No
Waste Transporter	☐Yes ☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature Christian A.L. Gates Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project : Local Law re FCD & Hotels
Date : October 5, 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency-s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☑	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts:		☐	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:	D2g	☐	☐
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☐	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☐	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)			
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ■ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts:		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ■ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☑ NO ☐ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

The proposed Local Law, the Full Environmental Assessment Forms Part 1 and Narrative, Part 2, the City of Beacon Schedule of Uses, the City of Beacon Schedule of Dimensional Regulations, memorandums from the City Planner, the Beacon Zoning Map, the Dutchess County Dept. of Planning & Development GML 239-m referral response letter (09.01.2026), and the City of Beacon Planning Board referral response letter (08.19.2026), and discussions at Beacon Council meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City Council of the City of Beacon as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: A Local Law amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotel Uses.

Name of Lead Agency: City Council of the City of Beacon

Name of Responsible Officer in Lead Agency: Benjamin Swanson (Delegated to the City Administrator per City Council Resolution)

Title of Responsible Officer: City Administrator

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Christian A.L. Gates Date: 10/2/2026

For Further Information:

Contact Person: Benjamin Swanson, City Administrator

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For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

Beacon – FEAF Part 3 Attachment
Negative Declaration of Environmental Significant

Proposed Local Law Concerning the Fishkill Creek Development District and Hotels

On July 20, 2026, the Beacon City Council (the "City Council") introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to revise the regulations pertaining to the Fishkill Creek Development district ("FCD") and hotel uses. The proposed Local Law does not amend the City's Zoning Map. By letter dated September 1, 2026, the Dutchess County Department of Planning and Development offered comments on the Local Law. By letter dated August 19, 2026, the City of Beacon Planning Board (the "Planning Board") offered its comments on the Local Law. On September 21, 2026, the City Council discussed the comments from the Planning Board and the Dutchess County Department of Planning and Development.

The FCD consists of only nine (9) tax parcels, ranging in size from approximately 0.03 acres to 11.07 acres, with one (1) outlier parcel being 49.9 acres (a right-of-way along an abandoned rail line). Several parcels in the FCD have been recently developed, yet others remain vacant and/or underutilized. Parcels in the FCD are typically former industrial properties, vacant land, and portions of the rail line. The purpose of the proposed Local Law is to make narrowly tailored amendments to the FCD to encourage redevelopment of such vacant and underutilized properties. In summary, the proposed Local Law makes the following changes:

- Provide that "hotels" are a permitted use in the FCD. Presently, "hotels" are prohibited in the FCD, yet "inns" are permitted. An "inn" is defined as a "hotel" with fewer than ten (10) guest rooms. The Zoning Code also provides ambiguity as to whether a "hotel" could be construed as a "similar" use to an "inn" thereby authorizing approval of a "hotel" by the City Council pursuant to Zoning Code § 223-41.13(B)(12). Moreover, "bed-and-breakfast establishments" are also permitted in the FCD.

- Updating the regulations pertaining to "hotel" uses to better reflect modern hotels. Electronic or mobile check-in will be permitted, provided there is an on-site manager or other hotel representative present. The Local Law also eliminates the requirement that all buildings or structures on the site of a hotel be strictly limited to usual hotel activities and accessory uses of hotel. This will allow residential and other commercial components to be located on the same site as a hotel. The Local Law eliminates the prohibition on kitchen facilities in hotels. Modern building code requirements allow kitchen facilities in hotel rooms, and sufficient safeguards exist under State and local laws, rules, and regulations to ensure that hotels are not impermissibly converted into multifamily dwellings or single-room occupancy uses.

- Elimination of the 5,000 square foot restriction for restaurants, bars, brew pubs or other eating and drinking establishments in the FCD. This change was recommended

by the Planning Board as it can prevent establishments from expanding and effectively imposes a seating cap which may not otherwise apply.

- Reduction of the minimum lot size from two (2) acres to one (1) acre. This recommendation was offered by the Dutchess County Department of Planning and Development and will give all parcels in the FCD the opportunity to be developed (excluding a pump station).

- Elimination of the maximum dwelling unit density of 11 units per acre. The current maximum does not reflect the City's housing development and affordability goals. Accordingly, eliminating this maximum will add flexibility. New development will continue to be limited by the FCD's existing form-based dimensional and design standards (e.g., building coverage, open space, scale, height, setbacks, dwelling unit size, frontage, massing, etc.).

- Elimination of the reference to private streets when measuring the minimum building setback. This revision also adds that building setback measurements shall include the pavement edge of a public right-of-way. These revisions are consistent with the City's other Zoning Code regulations. The minimum building setback will also continue to be measured from the edge of the pavement of any public streets. There are no changes to the underlying 12-foot minimum building setback.

- Clarification of the Fishkill Creek buffer and minimum setback. This revision was recommended by the Planning Board and includes a citation to the relevant Zoning Code section. The revision also clarifies that the setback distance is to be measured "from the top of the creek bank."

The determination of environmental significance made herein pursuant to the State Environmental Quality Review Act ("SEQRA") is only applicable to the proposed Local Law and is not a review of environmental significance of any proposed development. For clarity, any and all subsequent development within the FCD or development of hotels shall be subject to project specific environmental review pursuant to SEQRA and the Beacon City Code.

The proposed Local Law will not have a significant adverse impact on the environment for the following reasons:

The proposed Local Law is not inconsistent with the City's Zoning Code or Comprehensive Plan. The 2017 City of Beacon Comprehensive Plan supports the continued redevelopment of the Fishkill Creek corridor through a mix of residential, commercial, cultural, and recreational uses. The Plan specifically encourages expanded tourism opportunities, and amenities such as inns, spas, restaurants, and other destination-oriented uses to support the City's economic development opportunities. Importantly, the Plan recommends encouraging the redevelopment of vacant and underutilized industrial sites along the Fishkill Creek for new residential, commercial, or light industrial uses. Accordingly, the proposed Local Law is consistent with the Comprehensive Plan as it will expressly allow hotels within the FCD, which

is a hospitality and tourism use. Allowing "hotels" in the FCD is not inconsistent with the Zoning Code because "hotels" are the same type of land use as "inns", which is a permitted use in the FCD. Moreover, the proposed Local Law includes narrowly tailored changes intended to encourage development of vacant or underutilized parcels. For example, reducing the minimum lot size to one (1) acre zoning will allow all parcels in the FCD to be developed in some manner (excluding the existing pump station). The elimination of the maximum number of dwelling units is also consistent with the City's form-based Zoning Code requirements and furthers the City's housing development goals. New development will continue to be regulated under existing bulk and design standards as well as existing features (e.g., lot coverage, setbacks, height, open space, the Fishkill Creek, the rail line right-of-way, steep slopes, etc.). As such, the proposed Local Law is consistent with existing permitted land uses in the FCD and is consistent with the Comprehensive Plan's goals for redevelopment in the FCD.

The proposed Local Law does not create any adverse environmental impacts because the Local Law does not result in direct or physical impacts to the land. Instead, each application for land use approvals in the FCD or for the development of hotels will involve a unique and individual set of circumstances, the particular nature of which will be subject to the regulations and requirements of the Zoning Code, the City Code, and State law. The evaluation of such future uses will involve independent review for conformance with the Zoning Code as well as environmental impacts. However, the proposed Local Law alone will not have a direct impact on land. As such, the potential for secondary or indirect effects of the proposed Local Law does not support the conclusion that the legislation will or may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Furthermore, potential secondary or indirect impacts do not give rise to any currently identifiable potential significant adverse environmental impacts. Therefore, an environmental impact statement need not be prepared.

The proposed Local Law does not propose any actions, or land uses which are sharply or drastically different from surrounding land use patterns. Full build out of the FCD is also unlikely due to limitations caused by the Fishkill Creek, steep slopes, and the rail line right-of-way.

The proposed Local Law will not result in a substantial adverse change or impact to existing air quality, ground or surface water, traffic or noise levels, nor a substantial adverse change or impact for erosion, flooding, leaching or drainage. The changes to the text of the Zoning Code are primarily to update existing regulations. For example, no changes are proposed to the applicable parking requirements, erosion control requirements, building heights, stormwater pollution prevention requirements, nor will new uses be permitted which are inconsistent with existing regulations. The changes to the setback requirements are consistent with other Zoning Code regulations and do not alter the underlying 12 foot minimum. The removal of the density limitation in the FCD is not expected to have significant impacts as development will continue to be regulated and constrained by the City's form-based zoning regulations. The reduction to the one (1) acre lot size is also not anticipated to have significant impacts as a one (1) acre

minimum will still be one of the City's larger lot zones but will allow the development of certain underutilized and/or vacant parcels in the FCD. To the extent that this environmental review precedes future development, such development shall be subject to all City zoning and land use requirements, which is no less protective of the environment than the requirements of SEQRA.

The areas affected by the proposed Local Law have been developed for decades, including industrial and commercial uses. Given the FCD is a developed district, and the other changes to the hotel regulations do not impact the City's bulk regulations, the proposed Local Law will not have a direct impact on or cause the removal or destruction of large quantities of flora or fauna, nor substantially interfere with any protected flora or fauna, habitats, or environmentally sensitive areas.

The proposed Local Law will not result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources of the existing community or neighborhood. Nor will it create a hazard to human health or significant change in the intensity of land uses, or result in the loss of open space or recreation because the changes to the City's schedule of uses and dimensional requirements are limited.

As such, for the reasons herein and the reasons set forth in the Full Environmental Assessment form Parts 1 and 2, and the information contained in the record, the proposed Local Law will not have a significant adverse environmental impact.

City of Beacon City Council Agenda
11/16/2026

Title:

Discussion of the Fishkill Avenue District/East Gateway District

ATTACHMENTS

Proposed Local Law Regarding East Gateway Zoning District

KARC Planning Consultants Memorandum regarding East Gateway District

East Gateway Zoning District Map

Draft Schedule of Use Regulations

Draft Schedule of Dimensional Regulations

Fishkill Avenue Concepts Committee Final Report

Fishkill Avenue Concepts Committee Recommendation Implementation Matrix

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE EAST GATEWAY DISTRICT

A LOCAL LAW to amend Chapter 223, Zoning, to create a new zoning district known as the East Gateway District.

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

Section 1. Chapter 223 of the Beacon City Code, Article II – Establishment of Districts; Map; Boundaries, Section 223-2 entitled "Establishment of districts" is hereby amended to add Subsection G for the creation of the "East Gateway District" as follows:

§ 223-2 **Establishment of districts.**

The City of Beacon is hereby divided into the following classes of districts:

• • •

G. EG East Gateway District.

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 3. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment D, Attachment 1 entitled "Schedule of Dimensional Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 4. Chapter 223 of the Beacon City Code is hereby amended to add Article IVG entitled "East Gateway (EG) District" which includes new Sections 223-41.23 through 223-41.25 as follows:

Article IVG **East Gateway (EG) District**

§ 223-41.23 **Purpose.**

The purpose of the East Gateway (EG) District is to guide the evolution of the Fishkill Avenue corridor as a mixed-use eastern gateway to the City of Beacon that complements the Central Main

Street District while providing opportunities for additional housing, employment, commercial services, and other compatible uses serving City residents and the surrounding community.

The EG District is intended to accommodate a broad mix of uses and building types, including larger commercial floorplates that may not be readily accommodated within the City's traditional Main Street development pattern, while using form-based development and design standards to promote a more walkable, attractive, and cohesive corridor. The District is further intended to encourage additional housing opportunities, support employment-generating uses, protect adjoining residential neighborhoods, preserve significant public views of Mount Beacon, reduce unnecessary curb cuts, and strengthen connections to Fishkill Creek, the future Beacon-Hopewell Rail Trail, and other public spaces and transportation facilities.

§ 223-41.24 **Applicability and boundaries.**

A. The provisions of this article apply to the area shown as the East Gateway (EG) District on the City of Beacon Zoning Map. All new uses of land and structures in the EG District shall comply with this article, with the following additional provisions:

(1) Existing nonconforming uses may continue as provided in § 223-10, Nonconforming uses and structures, except as may be otherwise provided in this article. Any existing building that does not satisfy the minimum building height requirements in the district may continue and may be expanded at the same height, provided that it is in conformity with all other dimensional requirements in the district.

(2) In order to encourage a mix of uses, more than one permitted use shall be allowed on any lot or parcel, subject to all approval criteria contained herein.

B. In the event of a conflict between this article and other provisions of this Zoning Chapter, the provisions of this Article shall control with respect to property located within the EG District.

§ 223-41.25 **Regulations.**

A. Permitted uses in the EG District. Permitted principal uses, permitted accessory uses, and uses that need a special permit by the Planning Board are listed in the § 223-17 Schedule of Use Regulations, with the following additional provisions:

(1) Permitted uses shall be subject to site development plan approval under § 223-25, except that site plan review shall not be required for a change of use within an existing building where the new use is allowed by right, the building will not be expanded, and the change of use does not alter the applicable parking requirement.

(2) Special permit uses are also subject to the provisions and conditions in § 223-18.

(3) Residential uses may occupy any story of a building, provided that residential units fronting Fishkill Avenue at the ground-floor level shall incorporate individual entrances, stoops, porches, landscaped setbacks, or other architectural treatments or

site-design treatments that provide an appropriate relationship between the dwelling units and the public sidewalk.

(4) For permitted auto-related uses, including gasoline filling stations, car washes, vehicle sales or rental establishments, and auto repair facilities, vehicle service areas, fuel pumps, wash bays, vehicle display and storage areas, and other accessory auto-oriented site features shall, to the maximum extent practicable, be located behind the front plane of the principal building or otherwise arranged and screened to minimize their visual prominence from Fishkill Avenue. Site design for such uses shall emphasize a continuous pedestrian frontage, minimize the extent of pavement visible from Fishkill Avenue, consolidate vehicular access where practicable, and provide landscaping and screening sufficient to minimize visual and operational impacts on adjoining properties and the public streetscape.

(5) Those properties or portions of properties identified as the Mead Avenue Transition Area on the EG District Map shall be subject to the following additional standards:

(a) Such areas shall primarily accommodate accessory functions supporting a principal commercial or mixed-use development fronting on Fishkill Avenue, including parking, landscaping and urban greening, stormwater management facilities, loading areas, pedestrian improvements, and similar accessory site functions.

(b) Limited extension of a principal commercial or mixed-use building or use into the Mead Avenue Transition Area may be approved by the Planning Board where the Board finds that the extension:

[1] Supports the reasonable redevelopment of property fronting on Fishkill Avenue;

[2] Maintains an appropriate scale and orientation in relation to nearby residential development;

[3] Minimizes impacts upon Mead Avenue and adjoining residential properties; and

[4] Incorporates appropriate setbacks, landscape buffering, screening, lighting controls, stormwater improvements, and other measures necessary to provide a compatible transition.

(c) No new curb cut providing vehicular access to a commercial or mixed-use development shall be permitted from Mead Avenue. Vehicular access shall instead be provided from Fishkill Avenue, an existing lawful access, a shared driveway, or an internal circulation system to the maximum extent practicable.

(d) The Planning Board may require additional landscape buffers, fencing, green space, drainage improvements, traffic-calming measures, limitations on hours

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of loading or delivery, or other reasonable measures necessary to protect adjoining residential properties.

B. Dimensional regulations. All new construction or enlargement of existing structures in the EG District shall be subject to the § 223-17 Schedule of Dimensional Regulations, with the following additional provisions:

(1) Building height: New principal buildings shall have a minimum of two stories, with the upper floor built in a manner that allows actual occupancy for one or more permitted uses and does not create the mere appearance of a second story. One-story accessory buildings to the rear of the principal building and one-story secondary sections set back at least 50 feet from the principal building façade are permitted.

(2) Chimneys, vent pipes, mechanical systems, elevator shafts, antennas, wireless communications facilities, roof gardens and fences, greenhouses, solar collectors, wind energy systems, and other rooftop accessory structures may project up to 15 feet above the maximum height. With the exception of roof gardens and solar collectors, such projections may occupy no more than 20% of the roof area and must be set back at least 15 feet from the front edge of the roof.

(3) A minimum of 15% of the lot shall be landscaped with trees, shrubs, or ground cover in locations approved by the Planning Board that enhance the streetscape or provide a landscaped yard. The Planning Board may waive or reduce this requirement for pre-existing lots of 5,000 square feet or less, or where significant public access, pedestrian, or streetscape improvements are provided that the Planning Board determines achieve comparable public or site-design benefits.

(4) New principal buildings shall be located and oriented to reinforce a generally continuous building edge along Fishkill Avenue, consistent with the permitted front-yard setback. Variations in building placement may be permitted to accommodate pedestrian spaces, landscaping, existing site constraints, or other site-design objectives of this Article.

C. Parking facilities.

(1) All off-street parking shall be located behind, underneath, or to the side of a building. If on the side, it shall be located at least 20 feet from any lot line that fronts on Fishkill Avenue and be screened by a low brick or stone wall, hedge, ornamental fence, and/or other landscaping that maintains the continuity of the street and that screens the parking lot from public street and sidewalk views.

(a) Parking located to the side of a building shall not occupy more than 50% of the lot frontage along Fishkill Avenue, unless the Planning Board determines that site constraints warrant an alternative configuration that otherwise advances the purposes of this Article.

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(2) For small preexisting lots where the provision of on-site parking is not feasible, the Planning Board may waive up to 50% of the minimum parking requirements, provided that the total floor area of the building is no greater than 3,000 square feet.

D. Streetscape improvements.

(1) The Planning Board shall require an applicant to provide coordinated streetscape improvements along Fishkill Avenue, including sidewalks, planters, street trees, shrubs, or other landscaping to enhance the appearance of the streetscape. Streetscape improvements shall be designed to create a continuous, attractive pedestrian environment and, to the maximum extent practicable, shall be coordinated with improvements on adjoining properties. Ornamental fencing four feet or less in height may be provided to separate privately owned space from public space. For commercial uses, display areas, and outdoor dining and seating areas may be provided.

(2) A pedestrian clearway, at least five feet wide, with unobstructed space for pedestrian activity, shall be provided unless site conditions necessitate a narrower clearway.

(3) Within the street transition zone or building transition zone (see Figure 21-17) between the curb and front lot line, if space permits, lot owners may plant trees and place benches, tables, bicycle racks, and outdoor seating areas with the approval of the Department of Public Works. The Planning Board may require the planting of street trees on average 30 feet to 40 feet apart as a condition of site plan approval.

(4) The Planning Board may require that an applicant constructing a building greater than 10,000 square feet in floor area pay for the provision of related street improvements to improve pedestrian and/or bicycle safety.

(5) Parking areas, outdoor storage areas, loading areas, service areas, and other utilitarian site features visible from Fishkill Avenue shall be screened through landscaping, decorative fencing, masonry walls, or a combination thereof. Chain-link fencing shall not be permitted between a principal building or developed portion of a site and Fishkill Avenue unless substantially screened from public view by landscaping. Where fencing is provided along Fishkill Avenue, it shall be ornamental or otherwise designed as an integral component of the streetscape.

(6) Compliance with below-market-rate housing requirements. All applications involving residential development shall comply with Article IVB of this chapter, Affordable-Workforce Housing.

E. Design standards. Because of the design standards in this section, the architectural review provisions of Chapter 86 shall not apply within the EG District. In addition to the preceding sections of this article, all new buildings or substantial alterations of existing buildings shall comply with the following design standards:

(1) These design standards are intended to promote the following purposes:

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(a) Promote pedestrian access and activity, as well as a general sense of area security.

(b) Restore and maintain the role of streets as civic and social spaces, framed by active uses.

(c) Encourage economic development and a convenient mix of uses and services

(d) Support a sense of design context that relates new redevelopment efforts to traditional urban forms and streetscapes, while still allowing contemporary architectural flexibility.

(2) Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

(3) Buildings should provide architectural distinction between the ground floor, upper stories, and roofline through changes in materials, fenestration, building plane, cornices, canopies, or other appropriate architectural elements.

(4) Architectural features and windows should be continued on all sides of the building that are clearly visible from a public street, sidewalk, parking area, or public access trail, avoiding any blank walls, except in cases of existing walls or potential common property walls.

(a) Building façades facing or prominently visible from the Beacon-Hopewell Rail Trail shall be treated as public-facing façades and shall incorporate a level of architectural treatment, materials, articulation, and fenestration generally consistent with the principal façade. Utilities, mechanical equipment, refuse areas, loading areas, and other service functions located along or visible from the Rail Trail shall be located or screened to minimize their visual impact

(5) Buildings should incorporate subtle breaks in the façade and window surrounds with projecting sills, lintels, or crowns to add some depth, shadow, and detail. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 40 feet.

(6) Buildings with a ground-floor footprint greater than 10,000 square feet shall be designed to maintain a pedestrian-oriented streetscape through the use of façade articulation, multiple pedestrian entrances where appropriate, pedestrian connections between the public sidewalk and principal building entrances, and building and parking configurations that minimize the visual prominence of off-street parking areas from Fishkill Avenue.

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(7) Building elements that provide additional architectural interest, such as bay windows, cornices, balconies, and porches, should be encouraged and may encroach up to four feet into required yards.

(8) Metal, glass or canvas-type awnings and canopies or projecting signs should be encouraged. Vinyl awnings are discouraged unless the applicant can demonstrate to the Planning Board's satisfaction that the finish and design of such awning are of high quality, aesthetically pleasing and meet the intended standards of the district, as determined by said Board.

(9) Buildings shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

(10) Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening, appear functional, and be attached to the window frame.

(11) Commercial buildings shall provide substantial transparency along street-facing ground-floor façades. At least 50% of the area between two and ten feet above grade shall consist of transparent glazing, except that the Planning Board may approve a lower percentage for portions of a large-footprint building containing functional areas that cannot reasonably accommodate glazing, provided that such areas incorporate alternative architectural treatment sufficient to avoid blank walls. Residential buildings shall have at least 30% glass on the upper-floor facades.

(12) Finish building materials should be wood, brick, stone or smooth cast stone, traditional cement-based stucco, or fiber-cement siding or other material deemed acceptable by the Planning Board. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic stone or brick, or synthetic stucco, exterior insulation and finishing system (EIFS), or direct-applied finish system (DAFS), as well as chain link, plastic, or vinyl fencing shall not be permitted.

(13) Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

(14) Refuse containers shall be concealed from public view by approved architectural elements, fully contained to prevent the spread of trash, and located toward the rear of the site where practicable without creating an adverse visual impact upon the Beacon-Hopewell Rail Trail. Ground-based mechanical equipment and rooftop equipment shall also be screened from public views, including views from the Rail Trail.

(15) The Planning Board may waive setback requirements for designated historic landmarks, as defined in Chapter 134, Historic Preservation, and civic buildings,

including government buildings, schools, libraries, or places of worship, and for pedestrian-oriented places, such as public greens or plazas and outdoor eating areas.

F. Environmental standards

(1) Site development plans adjacent to the rail-trail right-of-way and Fishkill Creek shall be referred to the Trail Committee for comments, shall be sensitive to the property's relationship with these important public features and developed in such a way as to protect any City-designated public views.

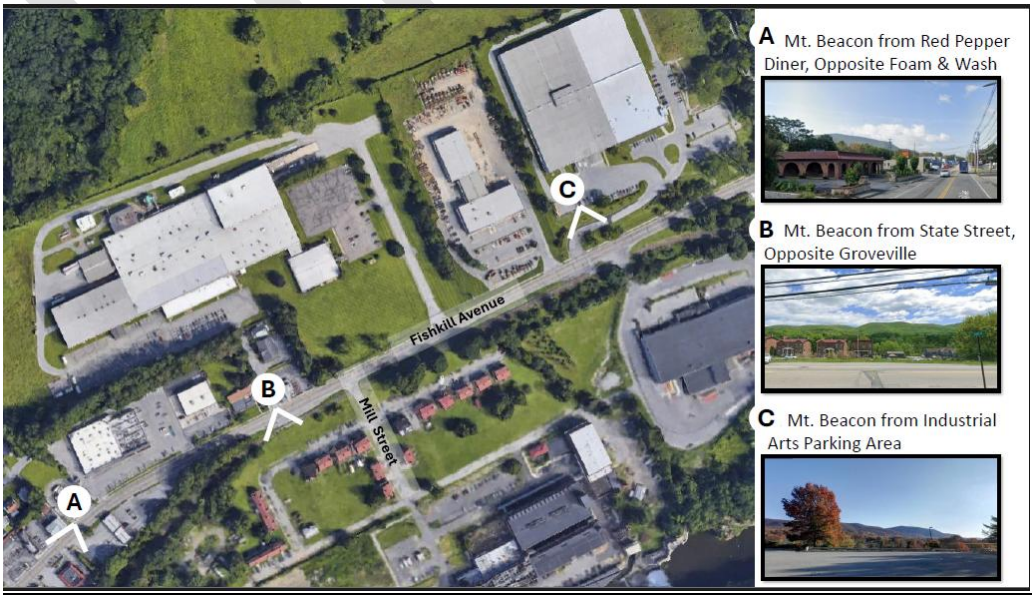
(2) The Planning Board may require the establishment of a view or public access corridor from the sidewalks through the development to the rail-trail right-of-way, particularly at the Delavan, Conklin, Townsend, and State side street intersections. The rail-trail will be a recreational resource and provide an important alternative transportation connection to the city center and larger region.

(3) The following locations, as depicted below, are identified as important public views of Mount Beacon and the surrounding landscape within the East Gateway District, consistent with the recommendations of the Fishkill Avenue Concepts Committee. For development located within an identified view corridor, the Planning Board shall consider the potential effect of proposed buildings and site improvements on the identified public views. The Planning Board may require reasonable modifications to building placement, massing, height, upper-story setbacks or stepbacks, landscaping, or other site-design elements where necessary to preserve or minimize obstruction of the identified view, consistent with the purposes of this Article.

(a) Mt. Beacon from 441 Fishkill Avenue.

(b) Mt. Beacon from State Street, Opposite Groveville.

(c) Mt Beacon from parking area of 511 Fishkill Avenue.



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(4) A minimum 5-foot-wide buffer with plantings and/or fencing shall be required by the Planning Board along adjoining residential parcels or the rail-trail right-of-way for screening purposes and to avoid off-site impacts, such as headlights and snow plowing. Plantings required for screening shall be selected and arranged to provide effective year-round screening. Where snow storage or snow banking is proposed or reasonably anticipated adjacent to the Rail Trail right-of-way, the Planning Board shall require fencing, curbing, or other suitable physical measures to prevent snow, debris, and associated materials from being deposited within the Rail Trail right-of-way.

Section 5. The Zoning Map of the City of Beacon, as established by Section 223-3 of the Beacon City Code is hereby amended to rezone the following Parcels to the East Gateway (EG) District:

City of Beacon Tax Parcel No.: 6055-03-473210, but only that limited portion of said parcel proposed for inclusion in the East Gateway (EG) District, as depicted on the East Gateway Zoning District Map;

City of Beacon Tax Parcel No.: 6055-72-498198, which is located at 6 State Street;

City of Beacon Tax Parcel No.: 6055-04-503193, which is located at 4 State Street;

City of Beacon Tax Parcel No.: 6055-04-508186, which is located at 469 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-37-096715, but only that limited portion of said parcel proposed for inclusion in the East Gateway (EG) District, as depicted on the East Gateway Zoning District Map;

City of Beacon Tax Parcel No.: 6055-72-498177, which is located at 461 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-72-475162, which is located at 451-455 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-72-458135, which is located at 441 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-72-452126, which is located at 439 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-449120, which is located at 435 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-446160, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-432110, which is located at 425 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-435097, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-426102, which is located at Mead Avenue;

City of Beacon Tax Parcel No.: 6055-80-431091, which is located at 421 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-425080, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-418071, which is located at Fishkill Avenue;

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City of Beacon Tax Parcel No.: 6055-80-416064, which is located at 409 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-403061, which is located at Mead Avenue;

City of Beacon Tax Parcel No.: 6055-80-399053, which is located at Mead Avenue;

City of Beacon Tax Parcel No.: 6055-80-406047, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-394041, which is located at 7 Conklin Street;

City of Beacon Tax Parcel No.: 6055-80-399035, which is located at 397 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-392032, which is located at 393 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-322981, which is located at 355 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-295954, which is located at Delavan Avenue;

City of Beacon Tax Parcel No.: 6054-23-278953, which is located at 7 Delavan Avenue;

City of Beacon Tax Parcel No.: 6054-23-275938, which is located at 333 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-264913, which is located at 326-330 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-280919, which is located at 332 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-284922, which is located at 334 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-291925, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6054-23-312940, which is located at 344 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-407023, which is located at 394 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-424048, which is located at 410 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-439071, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-443076, which is located at 420 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-450087, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-455098, which is located at Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-459170, which is located at 434 Fishkill Avenue;

City of Beacon Tax Parcel No.: 6055-80-463114, which is located at 436 Fishkill Avenue; and

City of Beacon Tax Parcel No.: 6055-72-475135, which is located at 440 Fishkill Avenue.

DRAFT

Section 6. Ratification, Readoption and Confirmation.

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

Section 7. Numbering for Codification.

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

Section 8. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 9. Effective date.

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

DRAFT

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Mayor Lee Kyriacou and Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: September 4, 2026

RE: East Gateway District (Fishkill Avenue Corridor) – Proposed Local Law

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Following the City Council's August 17, 2026 discussion of the proposed Fishkill Avenue zoning amendments, KARC revised the draft zoning materials to address Council comments and further refine implementation of the Fishkill Avenue Concepts Committee ("FACC") recommendations.

The revised materials continue to implement the overall framework previously presented to the Council, facilitating the creation of a mixed-use district along the Fishkill Avenue corridor that accommodates additional housing and commercial activity while maintaining a development pattern distinct from Main Street, protecting adjoining residential neighborhoods, improving the corridor streetscape, and strengthening connections to Fishkill Creek and the future Beacon-Hopewell Rail Trail.

The following summarizes the principal revisions and policy clarifications reflected in the updated draft legislation.

Key Updates to Draft Zoning

1. **East Gateway District Name.** The proposed district has been renamed the East Gateway (EG) District to better reflect the corridor's role as an eastern gateway into Beacon and to avoid potential confusion with the existing Fishkill Creek Development District.

2. **Mead Avenue Transition Area (§ 223-41.25(A)(5)).** New regulations were added for the portions of certain Fishkill Avenue parcels extending toward Mead Avenue. These provisions prioritize accessory uses within the transition area, allow only limited extension of principal commercial or mixed-use activity subject to Planning Board review, prohibit new commercial access from Mead Avenue, and authorize additional buffering and neighborhood-protection measures. The intent is to allow reasonable redevelopment of the Fishkill Avenue frontage while maintaining an appropriate transition to the adjoining residential neighborhood.

3. **Building Placement and Street Wall (§ 223-41.25(A)(3) and (B)(4)).** The draft regulations continue to allow residential uses at the ground-floor level, consistent with the FACC discussion and recommendation not to require continuous ground-floor commercial uses throughout the corridor. The regulations have been clarified to require

ground-floor residential units fronting Fishkill Avenue to incorporate individual entrances, stoops, porches, landscaped setbacks, or similar treatments that establish an appropriate relationship with the sidewalk.

An additional design standard has also been added specifying that new principal buildings are to be located and oriented to reinforce a generally continuous building edge (aka "street wall") along Fishkill Avenue, while maintaining flexibility for pedestrian spaces, landscaping, existing site constraints, and other appropriate site-design considerations.

4. **Streetscape and Screening Standards (§ 223-41.25(D)).** The streetscape provisions have been strengthened to establish clearer expectations for coordinated improvements along Fishkill Avenue, including sidewalks, landscaping, street trees, and other pedestrian-oriented improvements. New standards also specifically address screening of parking, outdoor storage, loading areas, service areas, and other utilitarian site features visible from Fishkill Avenue, including limitations on exposed chain-link fencing along the corridor. Street-tree placement remains subject to Planning Board and Department of Public Works review in recognition of overhead and underground utilities, access, sight-distance requirements, and other site-specific constraints.

5. **Rail Trail-Facing Development (§ 223-41.25(F)(4) and (F)(14)).** The design standards have been strengthened to recognize that properties located between Fishkill Avenue and the future Beacon-Hopewell Rail Trail effectively have two public-facing frontages. Building façades facing or prominently visible from the Rail Trail are therefore treated as public-facing façades and are expected to incorporate architectural treatment, materials, articulation, and fenestration generally consistent with the principal façade. Utilities, mechanical equipment, refuse areas, loading areas, and similar service functions must also be appropriately located or screened. The refuse and mechanical-equipment standards were similarly revised so that directing these facilities toward the "rear" of a property does not inadvertently create adverse visual impacts along the Rail Trail.

6. **Rail Trail Buffering and Snow Storage (§ 223-41.25(G)(4)).** Additional standards have been added for properties adjoining the Rail Trail to require effective year-round screening and address headlights, snow storage, debris, and similar off-site impacts. Where snow storage or snow banking is anticipated adjacent to the Rail Trail, the Planning Board would require fencing, curbing, or other suitable physical measures to prevent snow and associated debris from being deposited within the Rail Trail right-of-way.

7. **Protection of FACC-Identified Viewsheds (§ 223-41.25(G)(3)).** The environmental standards have been expanded to specifically identify the three significant public views of Mount Beacon documented through the FACC process. For development within an identified view corridor, the Planning Board would consider potential impacts to the public view and may require reasonable modifications to building placement, massing, height, upper-story setbacks or stepbacks, landscaping, or other site-design elements where necessary to preserve or minimize obstruction of the identified view. This provision directly implements the FACC recommendation that development be evaluated during site plan review for potential impacts to significant Mount Beacon viewsheds

Policy Clarifications

Groveville. The Groveville properties have not been incorporated into the proposed East Gateway District. This is intentional and consistent with the geographic framework established through the FACC process, which treated Groveville as a separate planning area from the proposed mixed-use Fishkill Avenue corridor. While the FACC identified opportunities for future zoning changes, infill, and redevelopment within Groveville, those recommendations are better addressed through a separate implementation effort that can more specifically consider the area's existing development pattern and historic resources.

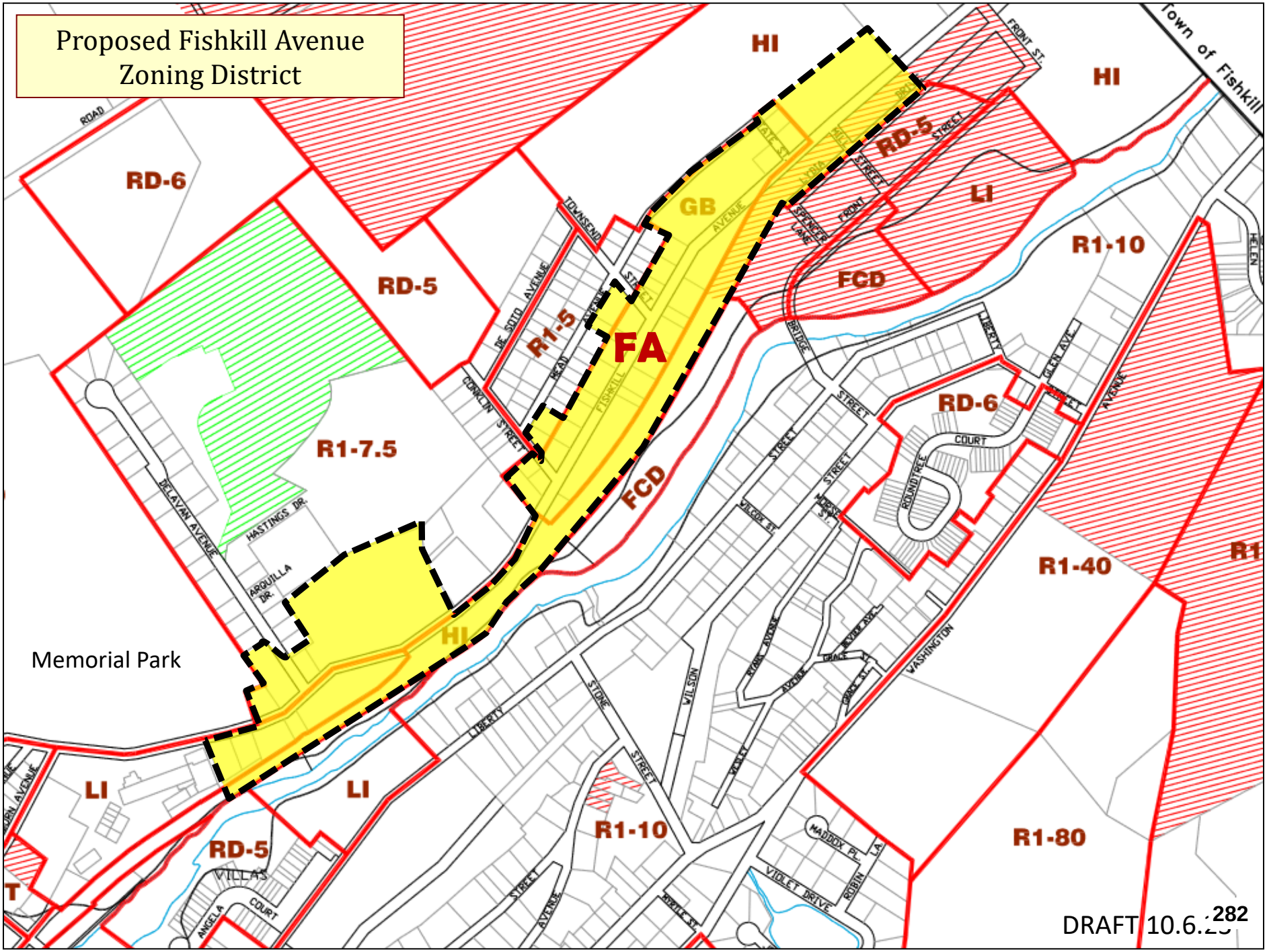
Affordable Housing and Building Height. The proposed EG District would remain subject to the City's existing Affordable-Workforce Housing requirements under Article IVB. While Council discussed whether additional affordability requirements should be associated with the proposed four-story height allowance, establishing a district-specific increase in the BMR requirement is not recommended at this time. Redevelopment along Fishkill Avenue is already affected by significant land, infrastructure, construction, and site-development costs, and an additional affordability requirement could adversely affect the feasibility of the housing and mixed-use development the proposed zoning is intended to facilitate. Accordingly, the proposed four-story (48 ft) maximum is recommended as a dimensional standard of the EG District and is not currently conditioned upon providing BMR units beyond those otherwise required under Article IVB.

Rail Trail Access. The zoning continues to authorize the Planning Board to consider and require appropriate connections between development, Fishkill Avenue, and the future Rail Trail. Specific access points have not been codified because detailed Rail Trail design has not yet been completed. Those locations can be established through the ongoing City/County trail planning and design process rather than predetermined through this zoning amendment.

As previously discussed, KARC continues to recommend a limited Comprehensive Plan amendment in conjunction with the zoning amendment. The existing Comprehensive Plan is

largely silent regarding the future land-use pattern of Fishkill Avenue but emphasizes maintaining Main Street as the City's primary commercial core. The proposed amendment would not alter that overall policy but would instead recognize the East Gateway District as a complementary mixed-use corridor capable of accommodating additional housing, employment, and commercial services serving residents' everyday needs. The broader Comprehensive Plan update can subsequently revisit the corridor in the context of the City as a whole.

cc: Ben Swanson, City Administrator
Nick Ward-Willis, Keane & Beane, P.C.


Proposed Fishkill Avenue Zoning District
HI
RD-6
RD-5
GB
FA
FCD
R1-5
R1-7.5
HI
LI
RD-5
R1-10
FCD
RD-6
R1-40
R1
LI
LI
RD-5
R1-10
R1-80
Memorial Park
Town of Fishkill
FRONT ST.
TOWNSEND
DE SOTO AVENUE
CONKLIN STREET
BRIDGE STREET
LIBERTY STREET
GLEN AVE
HASTINGS DR.
DELAVAN AVENUE
ARGUILLA DR.
ROUNDTREE COURT
WILSON
MAIN AVENUE
WASHINGTON AVENUE
STONE STREET
MAILBOX PL.
ROBIN LA.
VIOLET DRIVE
VILLAS COURT
ANGELA COURT
DRAFT 10.6.25
282

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	EG	GB	CMS	L	TS	WP	FCD	LI	HI
Residential													
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	P[2]	P	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		P[2]	P	P	X	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	P[2]	X	P	P	P	P	P	P	X	P	P	X
Retail/Office/Service													
Retail, personal service, or bank		X	X	X	P	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	P	P	X	P	P	X
Funeral home		X	X	X	SP	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging													
Restaurant or coffee house		X	X	X	P	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	P	X	X	P	X
Social/Community													
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X	X
Health Care													
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	SP	X	X	X	X	X	SP	X

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

Permitted Uses by District	Reference Notes	All R1	All RD	T	EG	GB	CMS	L	TS	WP	FCD	LI	HI
Educational													
College or university		SP*	SP*	X	P	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented													
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	P	X	X	X	X	X	P	X
Industrial or Assembly													
Wholesale business		X	X	X	SP	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	SP	X	X	SP	X	X	P	P	P
Other													
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)													
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	P	X	X	X	X
Parking structure		X	X	SP	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see →				Article IVG		Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

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223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum ~~Open Space~~Landscaped Area	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5/35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5/35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5/35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5/35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5/35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5/35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	2,500	50	100	10	10	20	—	2.5/35	N.A.	40%	2	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3/35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5/35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3/35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5/35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5/45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b]/100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f]/55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5/35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	—/35	—	—	—	—	GB	
EG	—	—	—	—	0 to 10	0 to 10[j]	20 to 25[j]	—	4/48	—	—	—	15%	EG	Art. IVG
CMS	—	—	—	75	0 to 10	0	20	—	3/38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4/48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3/40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5/35	20%		—	—	WP	Art. IVA
TS	3 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	—/35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	—/40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than 1/2 the minimum side yard setback of the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

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[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.
[g] And each building shall not exceed 150 feet in length.
[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.
[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.
[J] The larger yard dimension, 10 feet for side yard and 25 feet for rear yard, is required for parcels within the FA district that abut a residential district.

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Fishkill Avenue Concepts Committee Report

October 2025



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Comprehensive Plan Consistency

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Recommendations by Corridor Segment & Topic Area

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- Segment B: Mixed-Use Corridor (Rt. 52 - State Street to Blackburn Avenue)
- Segment C: Groveville Neighborhood
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- Topic B: Environment & Open Space
- Topic C: Aesthetics
- Topic D: Beacon-Hopewell Rail Trail
- Topic E: Transportation
- Topic F: Regional Coordination

Appendices

Fishkill Avenue Concepts Committee

J.C. Calderón, Chair

October 7, 2025

Dear Mayor Kyriacou:

On behalf of the *Fishkill Avenue Concepts Committee* (FACC), I am pleased to share with the community the attached FACC Report that outlines ideas, concepts and suggestions for consideration by the current and future City Councils of the City of Beacon.

First and foremost, as Chair I would like to thank the following current committee members for their many volunteered hours of respectful debate, discussion and contributions that have resulted in the culmination of these findings: Yvonne Caruthers, Garrett Duquesne, Nick Guertin, Jay Healey, Atticus Lanigan, Brent Stapleton, Olga Luz Tirado, and Steve Jacobs were all instrumental in our success. The committee, selected by Mayor Kyriacou, represented a wide range of stakeholders and seasoned professionals.

We are also grateful to the widespread community input and to Beacon's professional consultants Natalie Quinn, as City Planner and John Russo, as City Engineer, for their feedback and suggestions to the committee. Lastly, we thank Mayor Lee Kyriacou for the vision to assemble this Ad-Hoc committee to study the Fishkill Avenue Corridor.

This FACC Report is the fruition of many monthly meetings starting in March of 2024, supplemented with a variety of public outreach events culminating in our March 9, 2025 Community Engagement Report. (See Appendix G). We began with the Mayor's November 27, 2023, Memorandum "to develop conceptual ideas for the northeast section of the City of Beacon, around and including Fishkill Avenue (State Route 52)."

The Memorandum's scope of study extended from Blackburn Avenue (at Ron's Ice Cream) to Prospect Ave (at Industrial Arts Brewing Company) and the adjacent areas including:

- State Route 52 from Blackburn to City line; Future rail trail, from East Main Street crossing to the City line; Potential access road from Route 52 to Matteawan Road; The private road (Mill Street) to the Beacon Lofts on Mason Drive; The Greenway trail from East Main crossing bridge to the City line; and The Groveville bridge.

Our study included extensive physical and geographic overview of the above areas and the entire corridor. We reviewed land use patterns and existing zoning ordinances. We studied recent developments and the significance of Fishkill Avenue and Route 52 as a regional connector. We discussed the evolving development pressures in Beacon and met with local residents, architects

and developers. We understand the need for coordinated growth balancing industrial, mixed-use, and residential priorities. We listened carefully to the community and their concerns (see Appendix D Comments). And we recognize the key challenges and opportunities that the corridor represents.

Please read the report and its recommendations regarding these areas of consideration, and the concepts we identify for the corridor. As a "concepts" committee, we do not warrant this report to be definitive or final in its recommendations. Rather, we hope the current and future City Administrations and City Councils will consider the extensive effort and commitment by the FACC committee members to envision a future that encompasses the best interests of the City of Beacon, its residents and guests.

Thank you for your interest and support in Beacon's future.

Sincerely,



J.C. Calderón, AIA, LEED AP

Chair, Fishkill Avenue Concepts Committee

Executive Summary

The Fishkill Avenue Concepts Committee Report offers a framework to guide growth and investment along one of Beacon's most important and evolving thoroughfares. Extending from industrial sites and the historic Groveville neighborhood at the city's eastern boundary to Memorial Park, the Fishkill Avenue study area (Picture 1) plays a vital role in Beacon's economy, housing supply, and connection to natural resources such as Mount Beacon and Fishkill Creek.

This study offers a vision for a corridor that is inclusive, economically vibrant, environmentally responsible, and reflective of Beacon's character. It recommends targeted updates to zoning and land use policy, strategies for preserving and enhancing industrial employment areas, opportunities for new mixed-use development, and improvements to neighborhood infrastructure, green space, and mobility.



Figure 1: Fishkill Avenue Concepts Committee Study Area Overview

Overall goals include:

- Support productive industrial uses while improving site aesthetics and environmental compatibility.
- Transform underutilized areas into walkable, bikeable and mixed-use environments with diverse housing and business options.
- Strengthen Groveville through infrastructure upgrades, infill housing, and historic preservation.
- Advance green infrastructure, trail connectivity, and safer multi-modal transportation.
- Align corridor planning with regional initiatives and Beacon's broader Comprehensive Plan.

Together, these goals along with more specific recommendations aim to ensure that the Fishkill Avenue corridor evolves in a way that supports long-term community needs and reinforces Beacon's identity.

Committee Perspectives

The Fishkill Avenue Concepts Committee brought together a wide range of local voices, including architects, planners, educators, business owners, long-time residents, and community advocates. Members contributed professional expertise in planning, design, real estate, marketing, government, the arts, and education, as well as lived experience as Beacon residents. This diversity of perspectives helped ensure that the study's recommendations reflect both technical knowledge and the community's values. Biographies of committee members are provided in Appendix H.

Vision Statement

As the Fishkill Avenue Concepts Committee, we respectfully propose a vision for the Route 52 corridor as a vibrant, inclusive, pedestrian friendly, safe and sustainable gateway that supports a diverse mix of industries, businesses, housing options, and public amenities to benefit both residents and visitors.

Our recommendations aim to guide strategic land use planning, zoning updates, and design standards that enhance walkability, multi-modal connectivity, and access to green space—particularly through transformative investments such as the proposed Beacon-Hopewell Rail Trail. We emphasize the importance of preserving the historic and aesthetic character of the Groveville neighborhood and protecting key viewsheds as redevelopment occurs.

Through this work, we seek to balance growth with resilience, encouraging thoughtful redevelopment that honors the corridor's past while preparing it for a dynamic and economically vital future. We offer this vision in the spirit of collaboration and with the intent to inform and support future policy decisions.

Comprehensive Plan Consistency

The City's 2017 Comprehensive Plan provides limited guidance on Route 52, with most references focusing on existing conditions and an inventory of uses along the corridor. While it does not provide an extensive framework for the corridor's future development, there are key sections that offer some vision and recommendations that align with the Fishkill Avenue Concepts Committee's goals. However, given the committee's focus on denser, more pedestrian- and bike-friendly development, certain areas of the Comprehensive Plan will need to be updated to reflect the evolving priorities and challenges along the corridor.

Comprehensive Plan Section 2.3 on Land Use and Zoning Goals and Recommendations (p. 38) includes an objective that encourages growth in the Central Business District, stating:

- B. Focus Growth in the Central Business District
  The plan emphasizes concentrating growth in and around the Central Business District, rather than spreading outward along Route 9D and Route 52. Areas targeted for higher densities are identified within the city's central commercial core and the waterfront/train station area.

As of this report's publication, multiple sites along Fishkill Avenue, under different ownership, have entered the planning board review process for proposed mixed-use and higher-density developments. These active proposals underscore the need to update the Comprehensive Plan so that it directly addresses opportunities for growth along the corridor and in adjacent areas such as Camp Beacon.

Comprehensive Plan Section 4.2 on Commercial, Office, and Industrial Development Goals and Recommendations (p. 61) addresses the Route 52 business district, noting that participants felt this area primarily served the needs of larger businesses requiring significant building space and on-site parking. Suggestions for this area include:

- Improving the streetscape and landscaping
- Encouraging the development of amenities such as a movie theater, office supply stores, garden supply stores, supermarkets, office buildings, and education centers.

The following recommendations of the Fishkill Avenue Concepts Committee align with this section, as they also emphasize streetscape and landscaping improvements. The concept of mixed-use development, which includes amenities like movie theaters, office space, and retail, can also be incorporated into the committee's vision for the corridor. However, the Comprehensive Plan could benefit from updates that more specifically address how to accommodate higher-density, mixed-use developments that integrate housing, retail, and office space. Additionally, the plan should emphasize sustainable transportation options, such as cycling lanes, improved pedestrian infrastructure and sheltered bus stops. These updates will ensure that Fishkill Avenue aligns with the city's evolving vision for a more

connected, vibrant, and multi-modal corridor, while supporting long-term growth and community needs.

Comprehensive Plan Section 4.2 on Commercial, Office, and Industrial Development Goals and Recommendations (p. 67) specifically focuses on Route 52 and includes recommendations for improving the character of the corridor with pedestrian amenities such as sidewalks and street trees, as well as improved architectural design.

- Objectives and Recommendations for Route 52
  - 4.11: Require property owners to provide sidewalks, street trees, and improved architectural design during site plan review.
  - 4.12: Explore funding opportunities, including public and private grants, to provide streetscape amenities such as sidewalks, street trees, street benches, sheltered bus stops, bicycle racks, and information kiosks.

The recommendations of the Fishkill Avenue Concepts Committee align directly with Section 4.2(C) of the Comprehensive Plan.

The committee's recommendations highlight a shift toward greater density, mixed-use development, and a more connected, sustainable urban environment. We believe this shift aligns with the city's evolving needs and likely requires an update to the Comprehensive Plan to incorporate these changes. The plan will need to address how to accommodate and support new development along Fishkill Avenue, while integrating multi-modal transportation networks, pedestrian-oriented spaces, and sustainable infrastructure into the broader vision for the city's growth.

Introduction

The Fishkill Avenue corridor serves as one of Beacon's four gateways and connectors. Physically, the corridor runs from the City's eastern boundary through industrial districts, the Groveville neighborhood, and toward Memorial Park, linking Beacon's residential areas with its employment centers, natural resources, and regional road network. Land use along the corridor is varied, with industrial zones, residential neighborhoods, and commercial activity coexisting in close proximity.

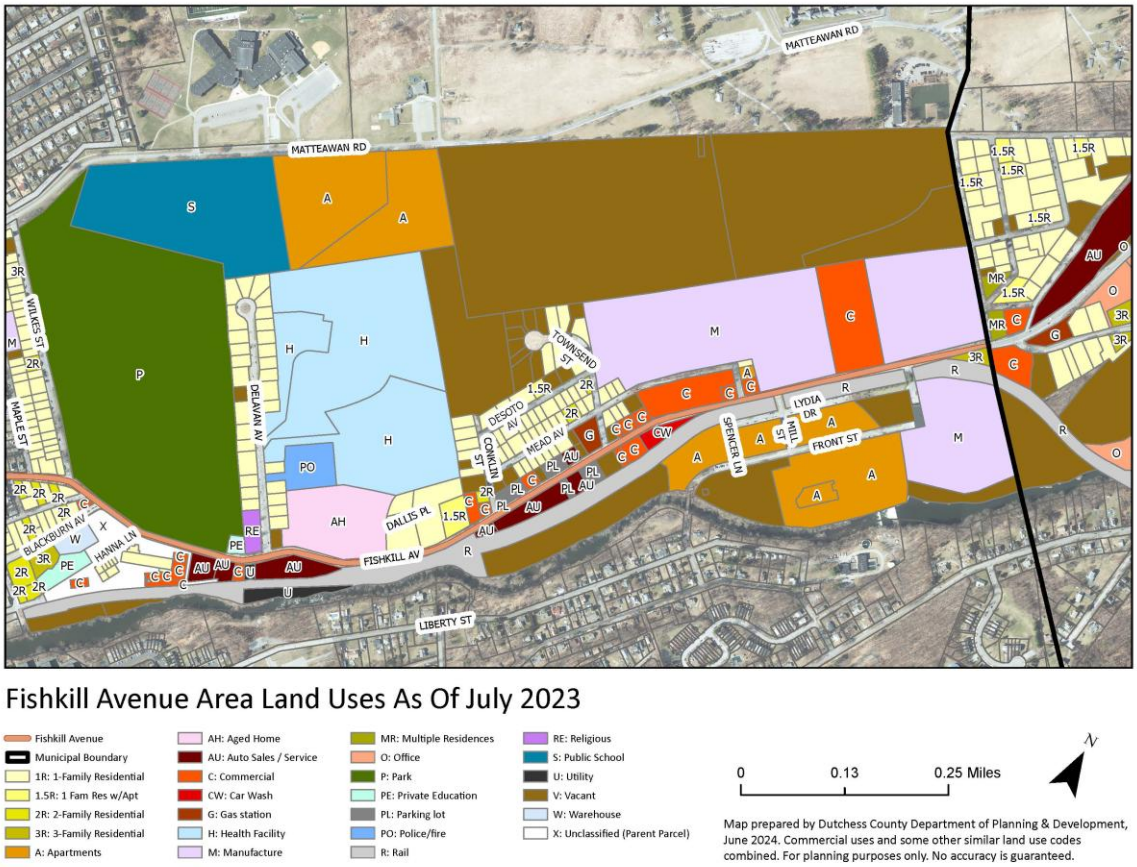


Figure 2. Existing Land Use Map

Recent development pressures have increased interest in redeveloping underutilized sites for mixed-use and residential projects, raising important questions about how to balance economic growth, historic preservation, environmental sustainability, and community character. The corridor also functions as a regional connector, providing access to Fishkill Creek, Mount Beacon, and future multi-use trail systems. Community engagement has underscored both opportunities and challenges along Route 52. Opportunities include revitalizing underutilized properties, strengthening Groveville's historic fabric, and creating multi-modal links across the corridor. Challenges include managing traffic and speeding, upgrading aging infrastructure, addressing stormwater and flooding concerns, and ensuring that new growth contributes positively to Beacon's identity.

This report summarizes the work of the Fishkill Avenue Concepts Committee, highlighting community input, planning principles, and targeted recommendations to guide future decision-making.

How to Read the Recommendations

The recommendations are presented in two complementary ways to capture both the physical character of the corridor and the broader policy issues at play. The first section is organized geographically, moving segment-by-segment along Fishkill Avenue—from the Industrial Corridor on the eastern end (Segment A), through the Mixed-Use Corridor between State Street and Blackburn Avenue (Segment B), and into the Groveville neighborhood (Segment C). This structure highlights opportunities and challenges unique to each stretch of the corridor

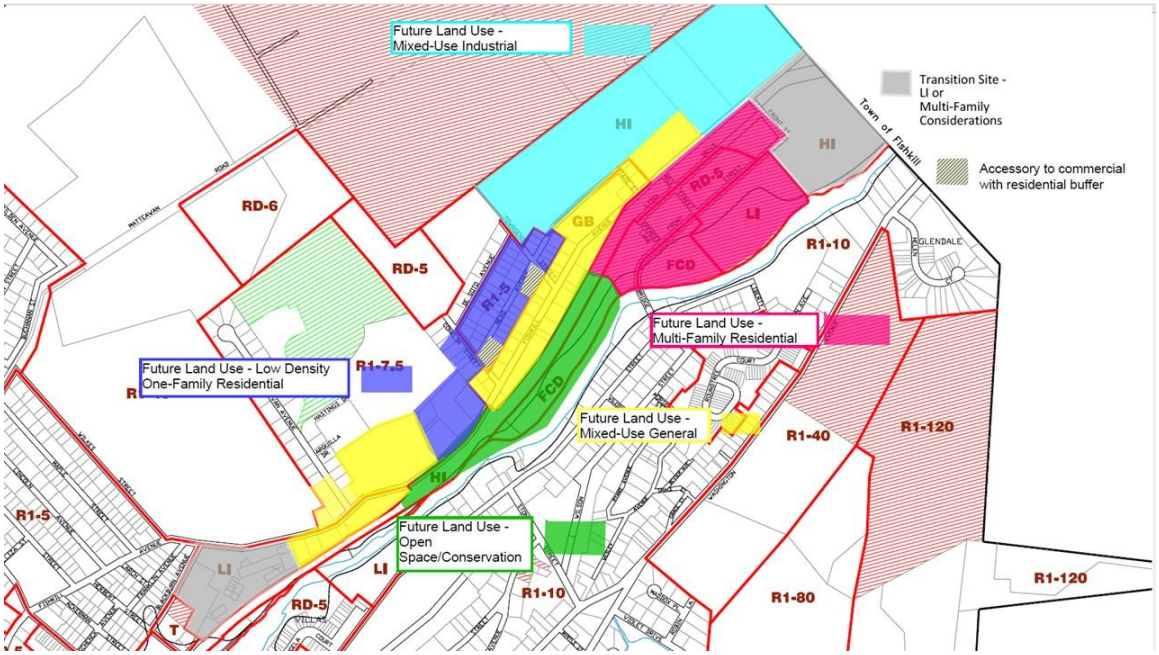


Figure 3. Future Land Use Map

The second section takes a thematic view, grouping strategies that apply across the entire corridor under key topic areas such as housing, environment and open space, aesthetics, the Beacon–Hopewell Rail Trail, transportation, and regional coordination. Together, these two perspectives—geographic and thematic—allow readers to first explore location-specific actions and then consider broader policies that reinforce corridor-wide goals.

Recommendations by Corridor Segment & Topic Area

Segment A: Industrial Corridor (Eastern Route 52 Corridor)

Background: The eastern portion of the Route 52 corridor in the City of Beacon has long been home to a significant portion of the community's remaining industrial base, a vital element in the city's economic diversity and job market. This area is marked by large plots of land and functional, but often plain, industrial buildings. While the industrial uses here are essential, the lack of landscaping and streetscape improvements can make the area feel utilitarian and disconnected from the rest of the city.

As Beacon continues to grow, the location of industrial uses near future trail systems and expanding residential neighborhoods raises important questions about how these different areas will work together. The challenge is finding a balance between preserving the area's industrial function and making it more compatible with the needs of the surrounding communities, which are becoming more residential and recreational.

Goal: Support the continued industrial use mix in the easternmost Route 52 corridor, preserving its role as a vital employment and production zone while improving appearance and compatibility with adjacent uses.

Recommendations & Policies:

1. **Coordinate with private property owners of industrial sites** to improve the visual character of sites with enhanced landscaping, alternative fencing without chain link or barbed wire, and other aesthetic enhancements.



Figure 4. Industrial site boundaries that could benefit from improved landscaping and fencing

2. **Review and update Article IV "Performance Standards"** of the zoning code to better address air quality, odor, and noise impacts from industrial properties.

3. **Remove Self-Storage as a permitted use** in the HI zoning district (or other Districts in the corridor) and consider restricting additional low-value (in terms of employment and streetscape activation) or nuisance uses.

4. **Evaluate the addition of employment-generating or green manufacturing uses** to the HI District that align with modern industry trends

5. **Review and update existing lot and bulk standards** in the HI District that may hinder employment-generating or green manufacturing use expansion in the HI District or preclude the inclusion of a future public roadway of infill development. Consider updates to give the planning board flexibility with uses, reduce the front yard setback of 30 feet, and increase the maximum percent building coverage of 70%, as deemed appropriate

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Segment B: Mixed-Use Corridor (State St to Blackburn Ave)

Background: The portion of Fishkill Avenue from State Street (near Trax Coffee Roasters) to Blackburn Avenue (Ron's Ice Cream) represents a critical transition zone in Beacon, shifting from industrial uses to a more diverse mix of residential and commercial spaces. As development interest continues to rise in this area, it is important to guide the evolution of this corridor toward a vibrant, walkable, and bikeable space that complements the surrounding residential neighborhoods and creates a welcoming gateway corridor into the City of Beacon. Currently, the land use and zoning are fragmented, with a mixture of commercial, residential, and auto-centric uses that do not fully support the vision of a cohesive and pedestrian-friendly district.

This corridor serves as one of the main gateways to Beacon, making it vital to establish both visual and functional cohesion. It is a key area for the city's future development, offering an opportunity to blend mixed-use development with recreational access, such as integration with the nearby Rail Trail. However, the existing conditions—marked by car-oriented businesses and underutilized surface parking lots—call for a more structured approach to zoning and land use. We believe the city's goal should be to create a corridor that not only supports diverse housing options and businesses, but also contributes to the community's identity through thoughtful design and connectivity.

The proposed recommendations focus on transforming Fishkill Avenue into a dynamic, mixed-use corridor that encourages a variety of uses, from office spaces to restaurants and multi-family housing, while also preserving neighboring residential neighborhoods. Key elements of this transformation include zoning updates to better reflect these goals, the gradual phasing out of auto-centric uses, and a focus on pedestrian- and cyclist-friendly infrastructure, including continuous sidewalks and street trees on both sides of Fishkill Avenue. Attention will also be given to maintaining the aesthetic character of Beacon, ensuring that any new buildings blend into the existing environment, particularly along areas with unique views of Mount Beacon.

As redevelopment unfolds, special consideration should be given to specific sites along the corridor, including the Tallix and "The Yard" properties, which may offer opportunities for infill development. Additionally, efforts will be made to preserve the residential integrity of Mead Avenue while allowing for supportive commercial uses that enhance the corridor without overwhelming the neighborhood. Traffic calming measures, shared access arrangements, and green spaces will be key elements in creating a seamless transition between different types of land uses, which can enable Fishkill Avenue to become a thriving, integrated part of Beacon's broader vision.

Goal: Guide the evolution of Fishkill Avenue into a vibrant, mixed-use corridor that promotes walkability, bikeability, and integration with Rail Trail, supports diverse housing and business types, and reflects Beacon's design character. The following recommendations apply specifically to the "Mixed-Use General" area identified in Appendix A. Future Land Use

Recommendations & Policies:

1. **Create a new zoning district** ("Fishkill Avenue – FA District") or extend the General Business (GB) District to the "Mixed-Use General" area identified in the Future Land Use Map

2. Update zoning for the corridor to achieve the following:
   a) **Support a variety of uses** such as office, retail, multi-family housing (as part of mixed-use buildings or as stand-alone uses), restaurants, recreation, health care, etc.
   b) **Prevent over-concentration** of any single use to retain a dynamic land use mix and critical mass of services and businesses.
   c) **Prohibit drive-through** restaurant/fast food facilities and self-storage businesses.
   d) **Limit or gradually phase out autocentric uses** such as gas stations, auto-repair, car sales, etc.
   e) **Allow building heights up to four stories** throughout the corridor, provided that the fourth story is recessed to reduce visual impact. Consider limiting building height to three stories in areas identified in the Public Viewshed Map (Appendix B) to preserve key and unique views of Mount Beacon.
   f) **Reduce pedestrian conflicts and preserve streetscape continuity** by minimizing curb cuts, encouraging parking to the side and rear of buildings, supporting shared parking arrangements, and incentivizing underground or structured parking through density bonuses
   g) **Require reduced front yard setbacks from 15 ft. to 10 ft.** as noted in Appendix D to create a consistent and active building street wall along the frontage line and allow more area open to development.

3. **Continue evaluating the Tallix and "The Yard" site** for inclusion in the updated mixed-use land use framework and to assess its potential for infill development. Given the presence of existing buildings and the irregular configuration of the site, flexible zoning provisions will be critical to enable adaptive reuse and support a range of redevelopment scenarios.

4. Support the continued use of the parcels on Mead Avenue at the corner of Conklin Street and Townsend Street as accessory to commercial development along Fishkill Avenue, while preserving the residential character and residents of Mead Avenue.



Figure 5. Aerial of Mead Avenue

Specifically:

a) **Limit allowable uses** on these parcels to accessory functions such as parking, urban greening/landscaping, substantial stormwater management infrastructure, and loading areas that support the redevelopment of commercial and mixed-use properties along Fishkill Avenue.

b) **Require context-sensitive design** for any future improvements, with specific attention to minimizing impacts on Mead Avenue residents. Measures should include landscape buffering, screening, lighting controls, enhanced storm drainage, traffic-calming features (e.g., speed bumps), and appropriate setbacks to create transitional edges or pocket green spaces.

c) **Allow limited expansion of commercial or mixed-use development** onto these parcels only when it supports Fishkill corridor redevelopment and adheres to clear compatibility standards, including building scale and orientation, pedestrian and vehicular access management, and transitions to adjacent residential uses.

d) **Prohibit new curb cuts on residential streets** and prioritize shared access from Fishkill Avenue or internal site circulation wherever feasible.

e) **Coordinate with the City's public works and transportation departments** to install appropriate street signage (e.g., stop signs, yield signs, "Children at Play" signage) and traffic-calming measures on Mead Avenue, Conklin, Townsend, and Desoto Streets, to mitigate potential impacts from increased traffic.

Segment C: Groveville Neighborhood

Background: The Groveville neighborhood in Beacon is rich in history, with its roots tracing back to the late 19th century when A.T. Stewart, a New York City dry goods magnate, transformed the area into a thriving carpet mill and worker community. The mill employed over 700 people in its prime and played a significant role in the local economy. Over the years, the property hosted various industrial tenants, and while the mill complex eventually went vacant, it was revitalized in recent years, preserving key historic elements such as the mill buildings, worker housing, and the active hydroelectric dam.

Today, Groveville retains much of its historic charm, with the original mill buildings now converted into apartments and the surrounding worker housing providing naturally occurring affordable housing. However, the neighborhood faces challenges with aging infrastructure, which limits its full potential. There is an opportunity for infill development within the area to enhance the neighborhood's walkability, bikeability, and connectivity to Beacon's broader mobility network, including the Rail Trail.

The goal for Groveville is to maintain its historic character while addressing the need for modern amenities and housing. Strategic infill development, improved infrastructure, and connections to nearby open spaces and trails will help transform Groveville into a vibrant, connected neighborhood that celebrates its past while supporting the future needs of the community.



Figure 6. Images of Existing Historic and New Structures in Groveville

Goal: Promote Groveville as a walkable, bikeable, historically sensitive, and connected neighborhood through connecting to Rail Trail, infrastructure, housing, and open space investment.

Recommendations & Policies:

1. **Refine and implement a proposed Groveville Historic District Concept** ("GHDC") identified in Appendix E.
   a) **Upgrade Groveville neighborhood roadway network** to City standards with sidewalks and trail connections.
   b) **Improve Groveville bridge** to enhance pedestrian and bicycling access to Liberty Street.
   c) **Integrate housing through higher density infill development** (requiring a zoning-enabling mechanism such as an overlay zone or other) and open space in a balanced manner, preserving key green areas and connections to the existing .
   d) **Coordinate with the Beacon-Hopewell Rail Trail design process** to ensure Groveville is well connected.
   e) **Encourage context-sensitive** design that celebrates and reflects the historic character of the Groveville neighborhood, incorporating both its industrial and residential architectural elements. New development should also draw inspiration from recent examples of adaptive reuse, where historic factory buildings have been converted into residential units and shared amenity spaces.

Topic A: Housing

Background: Beacon is experiencing high housing demand, which has led to increased pressure on affordability and existing neighborhoods. As the city grows, there is a clear need to expand housing opportunities while ensuring that affordability and the unique character of neighborhoods are maintained. This challenge is especially relevant in areas like the proposed mixed-use zone of Fishkill Avenue and Groveville, where infrastructure upgrades are needed to support future growth and development.

The goal is to expand housing options in these key areas while preserving the community's character and ensuring that new housing remains affordable. Expanding housing in these areas will provide opportunities for more diverse housing types, helping to meet demand without compromising the quality of life for existing residents. Targeted efforts in these areas include supporting multi-family housing as part of redevelopment proposals, such as at the Tallix site, and promoting infill housing that aligns with the planning concepts set forth in the Groveville Historic District Concept (GHDC).

Key to these efforts is maintaining affordable housing requirements across all zoning districts that permit multi-family housing. Additionally, identifying grant funding for infrastructure planning and affordable housing implementation will be crucial in addressing both housing needs and community sustainability in Beacon.

Goal: Expand housing opportunities in the mixed-use and Groveville areas of the corridor while improving affordability and neighborhood character.

Recommendations & Policies:

1. **Retain multi-family housing as a permitted use** within the "Mixed-Use General" area identified in the Future Land Use Map (Appendix A) and permit multi-family housing as a component of and future redevelopment proposals for the Tallix site.

2. **Promote infill housing in Groveville** consistent with the concepts developed in the GHDC Map (Appendix E)

3. **Maintain affordable housing requirements** (set-asides) across all zoning districts that permit multi-family housing, including any new FA District and Groveville.

4. **Identify grant funding for housing-supportive infrastructure** planning and implementation of affordable units.

Topic B: Environment & Open Space

Background: The Fishkill Avenue corridor runs parallel with Fishkill Creek, an important natural, historical and cultural asset within the City of Beacon that provides both ecological and aesthetic value. However, the corridor itself currently lacks quality public green spaces and greenery such as street trees, which limits its integration with the surrounding natural environment and reduces the quality of life for residents. Impervious surfaces and their impact on stormwater runoff and flooding were also noted issues.

The goal is to enhance the ecological integrity of the Fishkill Avenue corridor while creating more accessible green spaces for the community. This includes increasing public green spaces, incorporating street trees, and integrating green infrastructure solutions like porous pavement and grass-crete to manage stormwater. By focusing on these elements, the corridor can better connect to the Fishkill Creek and create a more sustainable, pedestrian-friendly environment.

Future developments, especially on sites like Camp Beacon and other potentially developable NYS-owned lands, should prioritize preserving the natural environment and incorporating green spaces. Additionally, encouraging shared or structured parking will reduce impervious surfaces, further enhancing the area's sustainability. By integrating these strategies, the Fishkill Avenue corridor can become a vibrant, environmentally conscious space that complements the Fishkill Creek while supporting the city's growth.

Goal: Enhance and protect open space and ecological integrity along the Fishkill Avenue corridor.

Recommendations & Policies:

1. **Incentivize green infrastructure** (e.g. porous pavement, grass-crete) through updated zoning code requirements.

2. **Support open space and conservation easements** as identified in the "Open Space/Conservation" area of the Future Land Use Map (Appendix A).

3. **Balance open space preservation with thoughtful development** when reviewing future proposals for the Camp Beacon site and other potentially developable NYS-owned lands.

4. **Promote shared or structured parking** to prevent single-use surface parking facilities and minimize impervious surface coverage associated with significant redevelopment projects.

Topic C: Aesthetics

Background: The Fishkill Avenue corridor currently lacks a cohesive and consistent visual identity, with its gateway appearance and overall corridor image feeling disconnected. Streetscape amenities are minimal, with limited landscaping and few elements designed to enhance the pedestrian experience. As the area continues to develop, it is essential to improve its physical appearance and ensure that the scenic character of Fishkill Avenue, particularly its views of Mount Beacon, is preserved.

Goal: Improve the physical appearance of Fishkill Avenue and preserve the area's scenic character, particularly viewsheds of Mount Beacon.

Recommendations & Policies:

1. **Coordinate enhanced gateway signage** and landscaping at the City of Beacon entrance near Prospect Street to strengthen the sense of arrival and improve visual character of the corridor. Currently the "Welcome to Beacon" signage is located approx. 1000 feet into the City's boarder.

2. **Identify appropriate locations for street trees and benches** within the Fishkill Avenue right-of-way and along private property boundaries that border existing or future public green spaces (rail trail; pocket parks, etc.)

3. **Emphasize urban greening techniques** within the city's site plan requirements to place more emphasis on street trees, benches, landscaping, and reduction of impervious surfaces on private development lots.

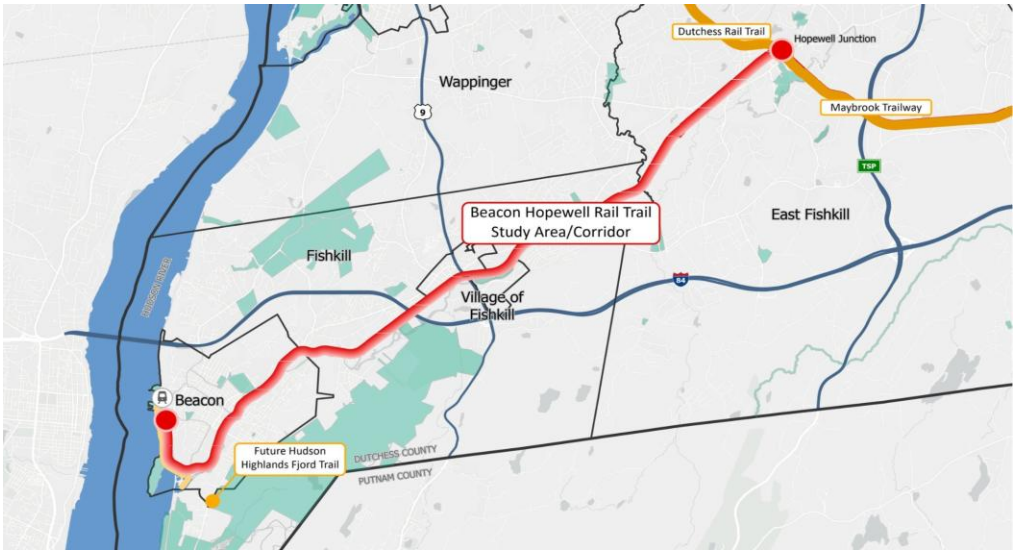
4. **Protect key viewsheds of Mount Beacon** as identified on the Public Viewshed Map (Appendix B) by requiring viewshed analysis during site plan review. Proposed development should be evaluated for its potential visual impact, and appropriate design measures should be incorporated to preserve or mitigate disruption to these significant public views.

5. **Collaborate with City Code Enforcement** to identify and implement strategies that ensure property owners maintain clean and orderly properties and vacate vehicles parked within the public right-of-way. This includes addressing excessive litter and vegetation overgrowth that encroaches on public sidewalks and negatively impacts neighborhood walkability and appearance.

Topic D: Beacon-Hopewell Rail Trail

Background: The Beacon-Hopewell Rail Trail is envisioned as a transformative 13-mile multi-use path extending from the Hudson River in Beacon to Hopewell Junction, connecting various communities and enhancing regional mobility. Currently under study by the Dutchess County Transportation Council (DCTC), the feasibility of this rail trail is being evaluated, with a final report expected in the summer of 2025. The study aims to assess existing conditions, identify challenges and opportunities, and develop design concepts for the trail.

The proposed trail alignment passes through or near industrial, mixed-use, and residential zones, including the Fishkill Avenue corridor and the Groveville neighborhood. Integrating the trail with these areas is essential to enhance connectivity, promote active transportation, and support local economic development.



Goal: Establish the Beacon-Hopewell Rail Trail as a regional and local amenity that enhances and supports the Fishkill Avenue corridor.

1. **Integrate the historic and architectural character of the Groveville** Historic District into the trail's design where applicable.

2. **Advocate for rail trail connections to Fishkill Avenue** and the Groveville neighborhood that align with the environmental, safety, and economic development goals of this Plan, and are consistent with potential locations identified on the Rail Trail Connections Map (Appendix C).

3. **Advocate for special design consideration at the Mill Street intersection** to reduce conflicts between trail users and vehicles turning into Groveville. Design strategies may include at-grade alternatives (intersection realignment, signalization,

raised crosswalks, etc.) or grade-separated alternatives (pedestrian/bicycle bridge,tunnel, etc.)



Figure 7. At Grade Rail Crossing at Mill Street (Left: From Fishkill Ave.; Right: From Mill St.)

4. **Develop regional parking strategies** through collaboration with the Town of Fishkill, Village of Fishkill, and Dutchess County to provide consolidated parking areas and encourage trail users to access nearby business districts.

Topic E: Transportation

Background: The Fishkill Avenue corridor is a critical route for both residents and businesses in Beacon, connecting various districts, including industrial, mixed-use, and residential areas. The corridor, however, has long been designed with a focus on vehicle traffic, rather than on pedestrians, cyclists, or other non-motorized users. While the area does not show a high rate of vehicle crashes according to available traffic incident data from Dutchess County and NYS DOT, concerns about speeding and aggressive driving have been observed, and the current infrastructure does not adequately support safe walking or cycling.

On-site walks and observations conducted by the committee reveal that the lack of pedestrian infrastructure along Fishkill Avenue contributes to a perception of the area being unsafe for walking. This is reflected in the low foot traffic observed on the corridor, which is significantly lower compared to other parts of the city. Additionally, narrow sidewalks and overgrowth often result in pedestrians and scooters utilizing the road shoulder rather than sidewalks. During public engagement sessions, "pedestrian safety" emerged as one of the most frequently voiced concerns from the community. This feedback underscores the need for better infrastructure that accommodates pedestrians and cyclists, encouraging safer and more active transportation options.

In response to these concerns, the committee has been actively formulating land-use and design recommendations aimed at transforming Fishkill Avenue into a more walkable, bikeable, and accessible corridor. These recommendations, when implemented over time, could support the evolution of the corridor into a space that safely accommodates all users. It should be noted that, following the committee's initial observations and analysis, the City made significant improvements to the sidewalks on the non-creek side of Fishkill Avenue, as well as to pedestrian crossings, during the summer of 2025 as the culmination of decades of planning. The committee strongly supports the vision of a complimentary sidewalk on the creek side of Fishkill Avenue.

The committee has also conducted a detailed analysis of the existing roadway and portions of the city-owned right-of-way that are currently underutilized, as a means to reclaim roadway space for sidewalks, street trees, bike lanes, and other amenities. However, feedback from the City Engineer and Dutchess County Planning raised important considerations regarding the feasibility of bike lanes and shared-use paths. Factors such as high traffic volumes, numerous driveways, and limited or inconsistent widths of right-of-way suggest that a more comprehensive engineering study is needed to ensure that any improvements are safe, effective, and well-planned. Additionally, if the proposed Beacon-Hopewell Rail Trail advances as a premier protected bike facility, it was discussed that a dedicated bike lane along Fishkill Avenue may be redundant and could be reconsidered in light of broader connectivity goals. However, the committee was not unanimous in this

opinion and during the committee's last meeting in June 2025 a majority of committee members present votes in support of bike lanes on Fishkill Avenue.

The recommendations below reflect the committee's efforts to improve Fishkill Avenue, considering both current needs and future opportunities. By integrating community feedback, careful analysis, and expert input, the committee aims to create a safer, more connected corridor that better serves the needs of all residents and visitors.

Goal: Using Complete Streets guidelines, enhance Fishkill Avenue as a walkable, bikeable corridor with safe and efficient multi-modal transportation options.

Recommendations & Policies:

1. **Plan for intersection upgrades** at key locations (Delevan Avenue, Conklin Street, Townsend Street, Mill Street) in anticipation of increased pedestrian and cycling activity on the creek/mountain side of Fishkill Avenue.

2. **Evaluate design options at the Mill Street intersection** to improve safety and reduce conflicts. Potential measures may include a raised crosswalk, speed table, pedestrian-activated rapid flashing beacons (RRFB), and digital speed signs.



Figure 8. (Left) Existing Intersection at Mill Street (Right) Example of RRFB

3. **Reduce the number of individual curb cuts along Fishkill Avenue** by encouraging ingress/egress via side streets, shared parking arrangements, and interior site connections during site plan review.

Goal: Establish Fishkill Avenue as a corridor offering alternative modes of travel and regional transit connections.

Recommendations & Policies:

1. **Engage a consultant to develop a bicycle connectivity plan** that strengthens local and regional mobility. The plan should:
   a) **Collaborate with regional partners**, including the Town and Village of Fishkill, Dutchess County, and NYSDOT;

b) **Coordinate with nearby trail initiatives,** such as the Beacon-Hopewell Rail Trail and Fjord Trail.
c) **Identify key bicycle connections to future redevelopment sites,** including a future link from Route 9D—potentially through the Downstate Correctional Facility redevelopment site or via the existing tunnel connecting the Camp Beacon site to Dutchess Stadium.
d) **Investigate the feasibility of protected bike lanes on Route 52** right-of-way (see Appendix D)

2. **Continue leveraging City land-use approvals** in a redevelopment scenario (e.g., Planning Board, City Council) to secure trail easements to Rail Trail and Greenway Trail from private developments.

3. **Pursue both short- and long-term strategies** for Complete Street improvements along Fishkill Avenue in anticipation of future redevelopment and rail trail connectivity:



Figure 9. Sidewalk obstructions, narrow shoulder, and storm grates make difficult conditions for pedestrians and cyclists along Fishkill Avenue

a) **Short-term:** Develop guidelines to accommodate future sidewalk installation on a site-by-site approach, via mechanisms such as:
   - A "sidewalk bank" to allow space in the right-of-way to remain undeveloped, allowing for a longer-term development strategy.
   - Relocation of site elements (buildings, parking, utilities, etc.) out of the right-of-way on the non-creek/mountain side.

b) **Long-term:** Prepare for capital or grant-funded infrastructure upgrades that incorporate:
   - ADA-compliant sidewalks on the creek/mountain side (non-creek side sidewalk upgrades planned for Spring/Summer 2025);
   - Utilization of bicycle-compatible at-grade storm-drain grates.

- Review of an array of bike facilities and infrastructure that factor in localized and regional existing and future bike patterns/bike usage
- Review of bus transit services with consideration of enhanced routing, frequency, and stop locations to support corridor growth.

4. **Study potential intersection improvements** and address limited sight distances for vehicles turning from Prospect Street onto Route 52 heading westbound.

5. **Continue evaluating the feasibility of a new connector road** from Matteawan Road to Fishkill Avenue, or if possible extending an existing street for such a connection. If possible, use existing roads, such as Prospect, instead of creating a new one (see Appendix F). Ensure that designs incorporate the following principles:
   - Minimize environmental impacts to slopes, wetlands, and tree cover;
   - Incorporate pedestrian and cycling infrastructure;
   - Align with Beacon-Hopewell Rail Trail planning;
   - Factor in proximity to the existing Mill Street intersection, which has a larger volume of vehicular and pedestrian activity than any other intersection in the corridor.

Topic F: Regional Coordination

Background: As multiple external planning efforts are currently underway, including the redevelopment of the Downstate Correctional Facility site and Dutchess County's rail trail plans, it is essential that the City of Beacon's planning initiatives align with these broader regional efforts. Coordination with adjacent jurisdictions and agencies is crucial to ensure that Fishkill Avenue's development is in sync with these initiatives and that the city's goals are reflected in regional plans. The city's planning process must not only respond to these ongoing projects but also anticipate and influence them to advocate for local interests and ensure that future development enhances the city's character and infrastructure.

Goal: Ensure Fishkill Avenue planning is responsive to, and integrated with, broader regional development and infrastructure initiatives.

Recommendations & Policies:

1. **Engage with the State in the Downstate Correctional Facility redevelopment** process, particularly traffic and trail connections.
    a. Study potential for direct connection of Downstate development under I-84 to City of Beacon, middle and high schools and Route 52, with complete streets infrastructure and more urban housing design
    b. Study potential for roundabout or other improvement at the intersection of Route 52 and Red Schoolhouse Road.
    c. Provide multi-modal access to Route 52, with an emphasis on bicycling infrastructure.

2. **Designate FACC liaisons** to participate in regional planning processes for the Beacon-Hopewell Rail Trail, Camp Beacon, and others.

3. **Reflect FACC recommendations in the City's Comprehensive Plan Update** to ensure long-term alignment with local regional efforts.

Appendices

A. Future Land Use Map

B. Viewshed Map

C. Potential Rail Trail Connections

D. Public ROW Diagrams & Comments

E. Groveville Historic District Concept

F. Matteawan Road Connection to Fishkill Avenue

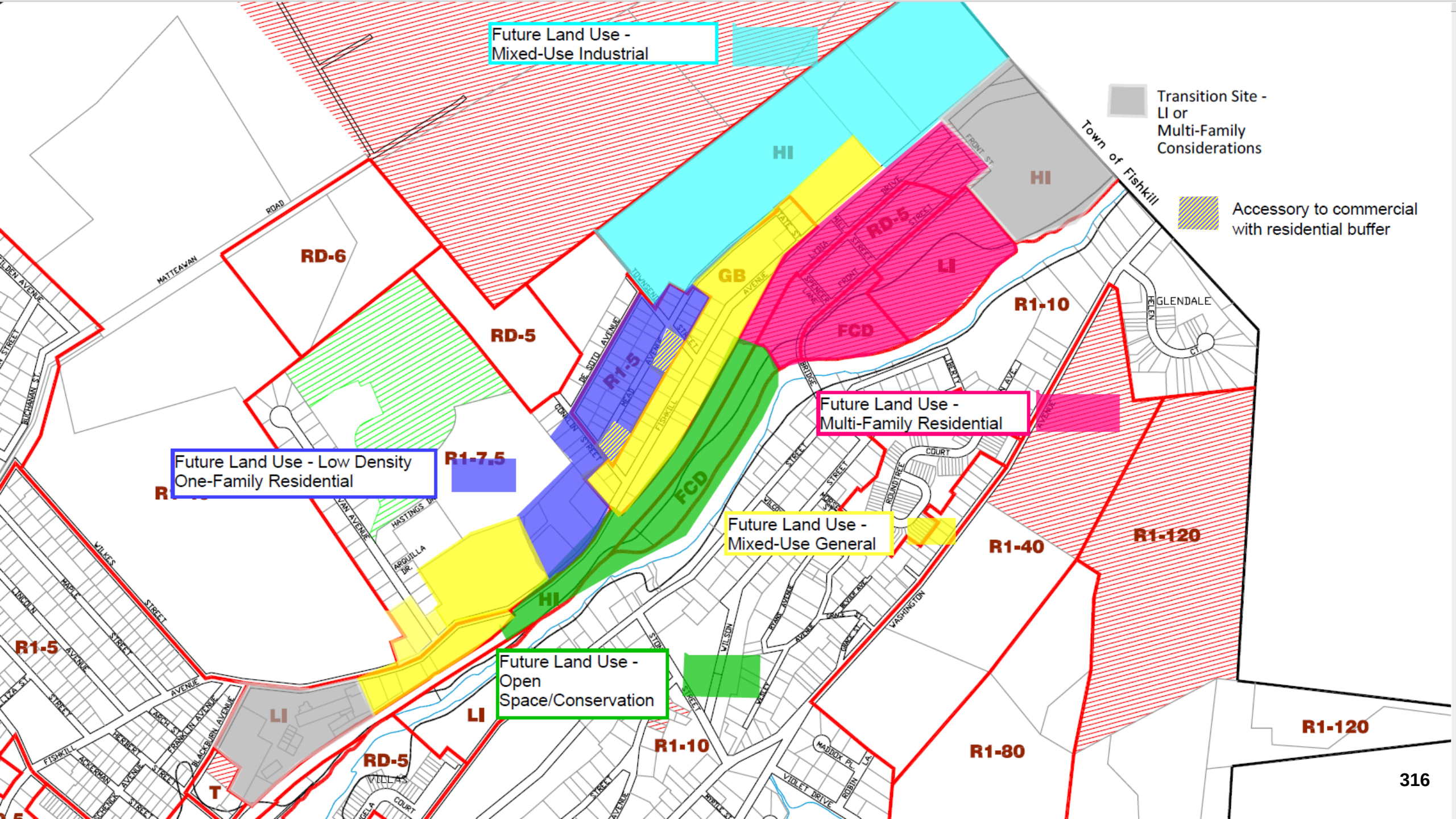
G. Community Workshop Summary & Presentation

G1. Community Feedback from Pop-Up Events & Online Survey

H. Committee Member Biographies

I. Memorandum from Mayor Kyriacou Regarding Fishkill Avenue Corridor Ad Hoc Committee, dated 27 November 2023, minor revisions 6 December

Appendix A
Future Land Use Map


Future Land Use - Mixed-Use Industrial
Transition Site - LI or Multi-Family Considerations
Accessory to commercial with residential buffer
Future Land Use - Multi-Family Residential
Future Land Use - Low Density One-Family Residential
Future Land Use - Mixed-Use General
Future Land Use - Open Space/Conservation
Town of Fishkill
HI
GB
LI
FCD
RD-6
RD-5
R1-5
R1-7.5
R1-10
R1-40
R1-80
R1-120
T
MATTEAWAN ROAD
GLENDALE
VILLAS

	Segment Area			Topic Area								
Subject	**Industrial**	**Mixed Use**	**Groveville**	**Housing**	**Environment**	**Aesthetics**	**Rail Trail**	**Transport**	**Coordination**	**Recommendation**	**Responsible Party**	**Timing**
Zoning: Mixed-Use		x		x	x	x		x		Zoning – Extend GB or create new zone: – Support mixed use (incl. office, estaurant, healthcare) – Allow four stories; reduce front yard setbacks – Improve streetscape; complete streets concepts – Evaluate potential development at Tallix site	Council	2026-27
Zoning: Housing		x	x	x						Zoning – Housing: – Retain multi-family in Mixed Use area – Infill housing in Groveville area – Maintain affordable set-asides – Mead Ave limits	Council	2026-27
Zoning: Environment		x			x	x		x		Zoning – Environment / Open Space: – Incentivize green infrastructure – Promote shared / structured parking – Site plan urban greening / impervious surface reduction – Mt Beacon viewsheds at public spaces – Reduce curb cuts over time	Council	2026-27
Zoning: Industrial	x									Zoning – Industrial Corridor: – Review Article IV re: air quality, odor, noise – Evaluate additional employment-generating / green uses – Review lot & bulk standards re: uses, infill roadway	Council	2026-27
Zoning: Groveville			x	x	x		x			Zoning – Groveville Area: – Overlay zone for higher-density infill – Context-sensitive design; open space	Council	2026-27
Planning: Groveville			x				x	x		Planning – Groveville Area: – Improve roadways & sidewalks – Coordinate with Rail Trail – Improve Groveville Bridge	Admin/Planner	Medium Term

Planning: Other Areas	x	x			x		x	x	x	Planning – Other Areas: – Camp Beacon and NYS-owned lands – Potential Matteawan Road connector – Rail trail design integration, connectivity – Sidewalk/bike citywide planning	Admin/Planner	Medium Term
Administration Topics	x	x				x		x		Administration – Topics: – Review Mill Street crossing (Traffic Safety) – City entrance signage / landscaping (Highway Dept)	Administration	2026-27
Planning Board Topics	x	x	x		x	x	x	x		Planning Board – Site Plans: – Intersection improvements as needed – Street trees, pedestrian/bike amenities usage, etc. – Industrial site landscaping, fencing, aesthetics – Any trail/other easements	Planning Board	with Site Plans
Building Dept Topics	x	x				x				Building Dept – Enforcement: – Any property maintenance issues	Building Dept	Ongoing

City of Beacon City Council Agenda
11/16/2026

Title:

Discussion of City of Beacon Flock Automatic License Plate Readers

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding Flock Agreement & License Plate Reader Regulations

City of Beacon Police Department Flock FAQ's

City of Beacon Police Department Policy: Information Technology Use

City of Beacon Police Department Flock Slide Deck

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MEMORANDUM

TO: **Beacon City Council**

FROM: **Keane & Beane, P.C.**

RE: **Flock Agreement & License Plate Reader Regulations**

DATE: **November 13, 2026**

This memorandum addresses comments the City Council of the City of Beacon (the "City Council") and the public have raised regarding the City of Beacon's contract with Flock Group, Inc. ("Flock"). As the City Council is aware, since 2023 the City has operated six (6) Flock automatic license plate readers ("ALPRs"). The contract with Flock is set to expire on December 19, 2028 (the "Contract). For convenience, we have reattached the Beacon Police Department's FAQ explaining the use of Flock ALPRs.

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II. Proposed New York State Law Governing ALPRs. 3
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I. Existing Beacon Police Department Policies Governing The Use of ALPRs.

Importantly, the City of Beacon Police Department's (the "Department") use of ALPRs is currently regulated by the Department's Information Technology Use policy (the "Policy"). The Policy is promulgated by the Chief of Police and was last updated in June of 2026. A copy of the Policy is annexed hereto.

Sections 320.7 and 320.8 of the Policy specifically address the use of ALPRs. Only sworn officers and dispatchers have access to the City's ALPRs and must adhere to the Policy. Any officer or dispatcher who violates these regulations is subject to discipline in accordance with the Collective Bargaining Agreement and applicable laws. As with all of the City's personnel policies, the severity of employee discipline depends on the nature of the violation. Discipline generally ranges from counseling and training for minor or technical infractions. However, severe violations may result in disciplinary proceedings and include suspensions or termination. For convenience, we have copied below relevant provisions of the Policy governing ALPRs:

- Regulation: ALPRs "may only be used for law enforcement investigations relevant to the functions of the City of Beacon Police Department," including, (a) investigations into crimes or violations that occurred in the City of Beacon; (b) investigations into traffic infractions that occurred in the City of Beacon; (c) investigations into missing or endangered individuals in, or from, the City of Beacon; and (d) requests from other law enforcement agencies, or proactive inquires, related to investigations of the same nature where there is reasonable belief that the vehicle in question may have entered or left the City of Beacon."
    - Note: The use of Beacon's ALPRs must have a connection to the City of Beacon or reasonable belief that the vehicle in question entered or left the City of Beacon. The ALPRs do not have the capability to conduct traffic enforcement (e.g., red light or speed enforcement), and the use of cameras to conduct traffic enforcement requires special authorization from the State Legislature, which Beacon has not sought nor received. The ALPRs can be used to investigate crimes, violations, and traffic infractions (e.g., felonies, misdemeanors, violations of the law, and traffic offenses such as a hit-and-run).
- Regulation: "ALPRs may not be used for any purposes not in alignment with the law enforcement purposes of the Beacon Police Department" which includes, but is not limited to, "(a) personal, private, or business purposes; (b) traffic studies; (c) immigration enforcement; and (d) Requests from other law enforcement agencies, related to any prohibited use of the ALPRs."
- Regulation: "All members utilizing the ALPR system are required to have and utilize individual log in information."

- Regulation: "Every inquiry of the ALPR system must be related to a City of Beacon Police Department case or blotter number and that case or blotter number must be entered into the inquiry."

- Regulation: "If an inquiry is related to an investigation from another law enforcement agency, a blotter documenting the requestor and nature of the request must be created prior to the inquiry being made and that blotter must be entered into the inquiry."

- Regulation: "At least once a month, the administrator will review at least five to ten Department inquiries for compliance with Department policy as well as five to ten network inquiries for compliance with Department approved purposes."

Section 320.7.3 of the Department's policy provides that a supervisor in the Detective's bureau is the "administrator" of the City's ALPRs and must review and approve a request by an outside law enforcement agency to receive search or alert access to the City's ALPRs. The request is denied if it appears that the outside agency may utilize the City's ALPR network for a purpose that is prohibited under the City's policy (e.g., immigration enforcement). At least once per year, the Department conducts a review of outside agencies with access to the City's ALPR network.

The Chief of Police has also implemented further controls embedded directly in the Flock interface. For example, before a search of Flock's ALPR network can be completed, the officer must enter a blotter or case number and then make a selection from a drop-down menu of a limited number of reasons to conduct the search (e.g., missing person, hit-and-run, felony investigation, etc.). Importantly, the Flock interface has been configured by the Chief of Police to prohibit searches in connection with any purpose not expressly permitted, including immigration or abortion enforcement.

II. Proposed New York State Law Governing ALPRs.

A proposed State law, S.6890/A.10808, has been introduced to govern ALPR usage by the State and municipalities. The proposed State law is currently in committee, but it is supported by the NYCLU, the Legal Aid Society, the New York County Defenders Services, and several other advocacy groups. As Assemblywoman Hinchey explained in her press release, the proposed State law includes the following provisions:

- Preserves legitimate public safety uses by law enforcement, such as investigating felonies, locating missing persons and stolen vehicles, and enforcing traffic and parking laws.

- Bans the sale of ALPR data to private entities looking to profit from New Yorkers' movements.

- Creates a private right of action, allowing individuals harmed by unlawful ALPR use to sue for damages and attorney's fees.

- Blocks out-of-state law enforcement from accessing New York's ALPR data without judicial authorization.

- Requires ALPR data to be deleted within 48 hours unless it is used as evidence in an investigation or retained pursuant to a warrant.

- Prohibits using ALPRs to build speculative databases that preserve data for the future.

- Requires auditable access logs documenting who queries ALPR data.

- Requires annual public reporting on the websites of agencies using ALPRs, including camera locations and aggregate information, such as the number of plates captured.

As explained below, the Beacon Police Department's policy on ALPR usage already complies with important aspects of the proposed State law.

1. The Beacon Police Department's ALPR policy already complies with the proposed State law's requirement that ALPRs can only be used for legitimate law enforcement purposes, such as investigating felonies, locating missing persons, and stolen vehicles. However, the City's ALPR Policy expressly prohibits the City's ALPRs from being used for civil immigration enforcement whereas the State law provides no such prohibition. The City's policy is also more restrictive, as the City's ALPRs cannot be used for parking enforcement or to control access to secured areas, whereas the proposed State law would allow such usage.

2. The City's Contract complies with the proposed State law's prohibition on the sale of ALPR data, and further provides that the City is the owner of all data captured by its ALPRs.

3. The City already complies with the proposed State law requirement that the locations of the ALPRs be publicly disclosed and usage be auditable. The City's Policy currently requires an annual network audit to ensure that all outside law enforcement agencies have accessed the City's ALPRs in a manner consistent with the City's Policy. The City's Policy also goes further and requires a random monthly audit of 5 to 10 internal ALPR inquiries from Beacon Police Department members to confirm compliance with the Policy. Similarly, there is a random monthly audit of 5 to 10 external ALPR inquiries to confirm compliance with the Policy. The City's Policy and Contract also comply with the proposed State law's requirement that there is documentation of everyone who queries ALPR data.

4. Beacon's ALPR system can comply with the proposed State law requirement that no out-of-state searches are permitted without judicial authorization. The Contract also provides a similar restriction that Flock cannot access, use,

preserve, or disclose Beacon's ALPR footage except in limited circumstances. However, as noted by the Beacon Police Chief, the Beacon ALPR system was used by the Department to successfully apprehend a person wanted from New Jersey for a serious domestic violence assault.

5. Beacon's ALPR footage is automatically deleted on a rolling 30-day basis unless such footage is manually preserved. The Chief of Police has advised that a shorter period is not appropriate in his professional opinion and experience. While clearly there are searches that would be run within a 48-hour period as proposed in the State law, even with a 7-day period, there are situations where certain searches require a longer retention period. For example, such shorter periods would hinder investigations to assist someone who goes on vacation for longer than a week and returns home to find that their car was stolen or their home was burglarized. Alternatively, the system would not be useful for an assault investigation where the victim reports it over a week after the fact. Lastly. A complex crime that requires speaking with witnesses and gumshoe detective work can easily exceed a 48-hour or 7-day retention period. Accordingly, and in the Chief's professional opinion, a 30-day retention period strikes a balance of ensuring an investigative tool retains its value and protects privacy concerns.

As such, Beacon's ALPR Policy and Contract currently complies with several notable aspects of the proposed State law, S.6890/A.10808, and in some respects provides stricter requirements. If the State law is enacted, the City would be required to comply.

III. Whether The City Has Liability For Third-Party Access To The City's Data.

In order for the City to have liability under the Contract for third-party access, liability would have to arise under statute, contract, or common law. Here, the City is unlikely to be held liable for third-party access to the City's ALPR data because a person does not have a reasonable expectation of privacy while traveling on public roads (i.e., it is not illegal to stand on the street and photograph vehicles). There is also no federal or New York law that prohibits or limits the use of ALPRs. Courts have further held that a municipality cannot be liable for negligent performance of a governmental function (i.e., maintaining ALPRs) unless a special duty is owed to the injured person. Here, the City does not owe a special duty to any one person more than another with respect to access to ALPR data by third persons. Moreover, a party generally cannot be held responsible for the intervening bad acts of a third party. As such, we have determined that the City is unlikely to be held liable for a third party's access to the City's ALPR data, regardless of whether such access was with the City's permission.

IV. Fourth Amendment Protections.

Concerns have been raised about privacy and whether the use of ALPRs can constitute an unreasonable search under the Fourth Amendment to the United States Constitution, which protects people from unreasonable government searches and

seizures. Nearly a decade ago, in *People v. Bushey*, the New York State Court of Appeals held that running a license plate number through an ALPR database did not constitute a search. Specifically, courts have routinely found that there is no reasonable expectation of a person's whereabouts when traveling on public roads.

Concern has also been raised about whether the collection and search of ALPR of retained ALPR over an extended period of time would constitute a warrantless search in violation of the Fourth Amendment. As detailed below, courts have routinely answered that such use does not constitute a warrantless search in violation of the Fourth Amendment. Moreover, under the Beacon Police Department's policy, an ALPR search only covers a maximum period of 30 days and must be for a legitimate law enforcement purpose connected to the City of Beacon. For example, if police were to arrest a burglar and there have been a series of unresolved burglaries within the past 30 days, the police may run a search of the burglar's license plate for the past 30 days to see if there is a connection to any of the unresolved crimes.

These Constitutional issues are complex and often fact-dependent, and difficult to explain in two to three paragraphs. However, to put the issue in context, we have provided the following summary. On August 25, 2021, the United States District Court for the Northern District of California denied a motion to suppress evidence gathered after a San Francisco Police Officer accessed an ALPR database to search for hits on a particular vehicle. In *United States v. Rubin*, the Northern District of California found that "accessing the ALPR database was not a Fourth Amendment search." The Court found that unlike cell-site location records, the ALPR data "provided no more information than what could have been obtained through police surveillance."

On January 27, 2026, the United States District Court for the Eastern District of Virginia dismissed a lawsuit against the City of Norfolk, the Norfolk Police Department, and the Norfolk Police Chief in which the plaintiffs alleged that the City of Norfolk violated their Fourth Amendment rights by maintaining 176 Flock cameras which operated as a "dragnet" surveillance system. In a 51-page decision, United States District Court Judge Mark Davis concluded:

> [T]he limited number of photographs available on a 21-day rolling basis from 75 camera clusters in Norfolk does not "track" the whole of a person's movements nor does it provide an "intimate" window into where citizens drive, park, visit, linger, sleep, or patronize.

Judge Davis's analysis included the United States Supreme Court Case of *People v. Carpenter* and the Fourth Circuit of Appeals case of *Leaders of a Beautiful Struggle v. Baltimore Police Department*. Judge Davis found that both cases did not apply to the use of ALPRs because "the collection and analysis of 2 or 3 (or even several more) scattered ALPR data points, sometimes miles or hours apart, [does not constitute] a 'search' simply because this data contributes one or more pieces to a larger investigative jigsaw puzzle." This case is on appeal before the Fourth Circuit Court of Appeals.

On October 1, 2026, a Federal District Court Judge for the Northern District of Oklahoma found that a Tulsa County Deputy Sheriff's use of Flock constituted an unreasonable search. Notably, this decision did not rule that the use of ALPRs themselves constituted an unreasonable search. Rather, it was the deputy's conduct that made the use of the ALPR data under the facts presented unconstitutional. The deputy admitted that the only reason he ran the Flock search was that he saw that the defendant's license plate was from California. Moreover, the Court took issue with the ALPR search because it returned more than 50 records spanning approximately 30 days and allowed the deputy to subjectively examine the vehicles' interstate travel patterns. The Court also found that after the ALPR search, the deputy impermissibly extended the traffic stop without probable cause to wait for a K-9 unit. Interestingly, the Court acknowledged that "it appears that nearly every court examining the issue to date has determined that ALPR technology use is not a search under the Fourth Amendment because people have no reasonable expectation of privacy in their movements on public streets."

Our office continues to monitor the status of lawsuits concerning ALPR usage and will advise the City upon learning of any decisions which may impact the City's usage of ALPRs.

V. Whether The City Can Create Its Own Closed-Network ALPR Systems.

The City Council inquired into whether the City could create its own closed-network ALPR system. The Chief of Police has explored the feasibility of this suggestion and does not believe that the City has the capacity to create its own ALPR system or network as he as noted below:

> Creation of such a network would require far greater technical expertise in camera technology and software development than is available internally. Additionally, through research, a License Plate Reader system (Rekor's OpenALPR) that allows the customer to store data internally on customer servers does exist. This was brought up with the City's IT specialist who advised that the initial investment in servers could cost up to $50,000 and would result in far greater security risks than we currently see with Flock's cloud-based system. Law enforcement technology companies such as Flock and Axon use cloud-based storage and are big targets for bad actors who might wish to steal this type of data and yet, thus far, neither has had their cloud-based storage compromised. The City of Beacon, on the other hand, is a far smaller target and very recently had an internal server compromised. Finally, even if the City had the technical expertise to create such a system and if such a system could be as secure as the current system, switching to it would significantly decrease our capabilities as we would still lose the ability to search other municipalities cameras in criminal investigations.

VI. Whether Flock Can Unilaterally Change The City's Contract.

A comment was made that Flock can issue revised terms of service which automatically bind the City and modify the Contract. Flock does not have the authority to unilaterally change the terms of the City's Contract. In making this determination, we have reviewed the entire Contract with Flock and Flock's terms and conditions found online. The Contract clearly provides that the contract is the "complete and exclusive statement of the mutual understanding of the Parties" and "that all waivers and modifications must be in a writing signed by both Parties." It is a fundamental legal principle that once two parties have made a written agreement, one party cannot unilaterally change the terms of that agreement. As such, a party can only unilaterally change the terms of an agreement if the original agreement gives that power. The Contract does not give Flock the power to unilaterally change the terms of the agreement, as it expressly provides that both parties must agree to any change and such change must be in writing. The Contract also provides that future purchase orders, authorizations, or similar agreements cannot "alter the rights and obligations under [the] Agreement." Finally, the contract contains a supremacy clause which provides that in the event of any conflict between the terms of the Contract and any other terms and conditions, the terms of the Contract "shall prevail."

In short, Flock's online "policies" and terms and conditions are either (i) terms for using their website, (ii) the current contract terms they are offering to new or renewal customers, or (iii) an explanation of how they do certain things. As such, Flock cannot unilaterally change the terms of Beacon's 2023 contract with Flock.

VII. Recommended Contract Amendments.

The City Council has asked our Office to consider amendments to the Contract to address use of Customer Data usage by Flock as it pertains to ownership, sharing and artificial intelligence usage. Customer Data is broadly defined in the Contract as "the data, media and content provided by Customer through the Services," including footage, which is defined as "still images, video, audio and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services."

Accordingly, our Office offers the following Contract amendments, drafted in redline format. ~~Strikethroughs~~ show existing language which we recommend being removed, and underlines show language which could be added to strengthen data privacy.

Section 4.1 **Customer Data.**

> As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell

Customer Data. Customer shall have the ability to set a time period that Customer Data is stored via Flock Services. All Customer Data which remains within the Flock Services past the retention period set by Customer shall be deleted on a rolling basis. Customer shall be responsible for extracting, downloading, and archiving any Customer Data from the Flock Services prior to deletion. Customer shall have the right, and Flock shall enable Customer to, disable Flock access to Customer Data, including access by any of Flock's third-party vendors, affiliates, or other customers. Customer Data shall not be otherwise released, disclosed, downloaded, transferred, exported, or otherwise made available to any third party without the prior express permission of the Customer.

Section 4.2 **Customer Generated Data.**

Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer ***("Customer Generated Data")*** Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services to the Customer and for no other purpose. Flock does not own and shall not sell Customer Generated Data or otherwise release, disclose, download, transfer, export, or otherwise make Customer Data available to any third party without the prior express permission of the Customer.

Section 4.3 **Anonymized Data.**

Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data nonidentifiable to create Anonymized Data to use and perform the Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such Anonymized Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand that the aforementioned license is required for continuity of Services. Flock does not own and shall not sell Anonymized Data or otherwise release, disclose, download, transfer, export, or otherwise make Anonymized Data available to any third party without the prior express permission of the Customer.

(new) Section 4.4 **Absolute Restriction on AI and Machine Learning Use.**

(a) Prohibited AI Activities. Flock shall not, under any circumstances, use, input, ingest, submit, upload, process, analyze, stream, or otherwise expose any Customer Data to, or in connection with, any artificial intelligence, machine learning, large language model, deep learning, neural network, natural language processing, generative AI, or similar algorithmic or automated system, platform, tool, or software application ("AI Models"), whether operated, hosted, owned, or utilized by Flock, its Affiliates, or any third party or subprocessor.

(b) Scope of Restricted Data. For the avoidance of doubt, the restriction in this Subsection 4.4 applies unconditionally to all Customer Data in its entirety, including but not limited to: all customer content, user inputs, prompts, queries, generated outputs, metadata, telemetry, system logs, usage data, source code, and any data derived therefrom. Furthermore, this restriction strictly applies to such data regardless of form, including any Customer Data that has been anonymized, aggregated, de-identified, pseudonymized, or scrubbed of personally identifiable information (PII).

(c) No Model Training or Optimization. Flock is explicitly prohibited from using any Customer Data (including anonymized or aggregated data) to train, re-train, fine-tune, test, evaluate, validate, align, index, or otherwise optimize, develop, or improve any AI Models, algorithms, or product features owned or operated by Flock, its subprocessors, or any third party.

(d) Prior Written Consent Required. Any deviation from the restrictions in this Section 4.4 requires the prior, express, separate written authorization of the City Council of the City of Beacon, New York. Silence, omission, standard product settings, "opt-out" checkboxes, click-wrap terms, updates to online privacy policies, or general data usage permissions granted elsewhere in this Agreement shall not constitute consent.

(new) Section 4.5 **Flow-Down and Audit Obligations.**

Notwithstanding any provision in this Agreement to the contrary, Flock shall ensure that identical restrictions contained in this Section 4 are contractually imposed upon all subprocessors, contractors, and third-party vendors utilized by Flock. Upon Customer's written request, Flock shall provide written certification of compliance with this Section 4 and shall permit Customer (or its designated independent auditor) to audit Flock's systems and data flows to verify compliance. Any breach of any part of this Section 4 shall constitute a material, incurable breach of this Agreement, entitling Customer to immediate termination for cause without fee or penalty and all available remedies at law or equity.

Section 5.3 **Disclosure of Footage.**

(a) Subject to and during the Retention Period, Flock may only access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so ~~or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.~~ pursuant to a court order or subpoena signed by a judge located within the United States, and part of a local, state or federal court system, but not an administrative judge or official.

(b) In the event Flock learns of an application for a subpoena or court order or receives a subpoena or court order issued by a local, state, or federal court system, or receives a request, demand, order, or subpoena from an administrative judge, official, or law enforcement agency to access, use, preserve and/or disclose Customer Data, Flock shall notify Customer (to the extent legally permitted) that Flock has received the request, demand, court order or subpoena seeking access, use, preservation, and/or disclosure of Customer Data as soon as reasonably practicable. Prior to Flock's access, use, preservation, and/or disclosure of Customer Data to law enforcement authorities, government officials and other third parties Customer, shall have a right, on notice to Flock, to seek to quash or limit such request, demand, order, subpoena or challenge or seek modification of any court order or subpoena, and Flock shall not access, use, preserve, or disclose Customer Data to any law enforcement authorities, government officials and other third parties unless Customer (i) consents in writing to its release; (ii) fails to advise Flock within five (5) business days of its intent to challenge such subpoena or order; or (iii) a court of competent jurisdiction has issued a final, non-stayed order requiring disclosure following Customer's challenge, except when not accessing, using, preserving, or disclosing Customer Data would directly cause Flock to violate such court order or subpoena, or would expose Flock to sanctions, contempt, or other material liability. In such circumstances, Flock shall then notify Customer as soon as reasonably practicable and before the Customer Data is released, to the extent Provider is legally permitted to do so.

(c) Notwithstanding any provision in this Agreement to the contrary, Flock shall ensure that identical restrictions contained in this Section 5.3 are contractually imposed upon all subprocessors, contractors, and third-party vendors utilized by Flock which have access to Customer Data. Upon Customer's written request, Flock shall provide written certification of compliance with this Section and shall permit Customer (or its designated independent auditor) to audit Flock's systems and data flows to verify compliance. Any breach of any part of this Subsection 5.3 shall constitute a material, incurable breach of this Agreement, entitling Customer to immediate termination for cause without fee or penalty and all available remedies at law or equity.

VIII. What Happens To ALPR Footage Or Data Upon Termination.

Regardless of termination, pursuant to the City's purchase order, which is incorporated into and part of the Contract, all footage captured by the City's ALPRs are automatically deleted on a rolling 30-day basis. Pursuant to the Contract, upon termination, all proprietary information, which includes "geolocation information and environmental data collected by the sensors," must be "returned, destroyed, or erased (if recorded on an erasable storage medium), together with any copies thereof."

IX. Costs To Remove The ALPRS.

The Contract does not provide that the City is responsible for costs to remove Flock hardware. The Contract expressly provides that Flock is responsible for the removal of such hardware. Moreover, Section 10.1 expressly provides that Flock owns all of the hardware (i.e., the ALPRs). Flock is also responsible for restoring any locations in which the hardware was installed to the "original condition," excluding ordinary wear and tear.

Please do not hesitate to contact us with any questions. Thank you.

cc: Ben Swanson, City Administrator
Tom Figlia, Chief of Police

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT
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FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

Recently, it has come to the Police Department's attention that there are concerns from some in the community about the use of Flock Safety Automatic License Plate Readers ("ALPRs") throughout the City and in surrounding communities. The concerns raised have ranged from reasonable discussions about the appropriate balance between privacy rights and security in society, to false claims such as those stating that these devices have never been used to solve a violent crime. It is the goal of the City of Beacon Police Department to be transparent with the public about our operations to the maximum extent possible, without compromising our ability to safely and effectively carry out our public safety duties. As part of that commitment to transparency, we have prepared this explanation of how we do, and do not, utilize these devices, as well as how the data created by their usage is maintained.

What is "FLOCK"?

The City of Beacon has a contract with Flock Safety to provide automatic license plate readers (ALPRs) in various locations in the City. These license plate readers capture still images (not video) of vehicles and their license plates as the pass the cameras on public streets. Two things then happen. First, if the license plate is on a hot list as a stolen vehicle or belonging to a wanted person, Flock will generate an alert which then has to be independently confirmed by running the plate in the New York DMV/National Criminal Information Center data base "EJustice" (which is used every day on every traffic stops by virtually every New York police agency) to confirm the accuracy of the "hit" before any police action is taken to stop the vehicle. Second, Flock creates a 30-day database of vehicles that passed the ALPR, which can be searched a number of ways such as by plate number, partial plate number, vehicle description, notable vehicle features or a combination of those fields. It cannot be searched by drivers or driver descriptions, such as gender or race. It does not have facial recognition capabilities.

Why is Flock better than regular video cameras?

It is not necessarily "better" than regular video cameras but the ability to access a database that allows searching for combinations of partial information is critical in criminal investigations. Victims and witnesses often remember partial details of vehicles involved in crime and rarely remember accurate or full license plate numbers. These ALPRs provide vital

data which gives us the ability to quickly turn partial recollections into real evidence and usable information about a suspect's vehicle.

What does the Beacon Police Department use Flock cameras for?

Our Department uses Flock data for official law enforcement investigations only. Use of any police department database for unofficial or unauthorized purposes is strictly prohibited by Department policy. The Department shares and, in turn, receives access to hotlists and 30-day data from other cooperating police agencies. The data resulting from the operation of these ALPRs belongs to us and is not sold by the Beacon Police Department or by Flock, who is prevented from doing so by our contract with the company.

What does the Beacon Police Department *not* use Flock for?

The Beacon Police Department does not use Flock data for immigration enforcement and does not have access to data from, nor share its data with, Immigration and Customs Enforcement ("ICE"). The Beacon Police Department does not sell Flock data, nor is Flock permitted to sell data collected by Beacon's ALPRs. We do not have access to search any data that is more than 30-days old, which is automatically deleted. The only way for our Department to retain any older data is to download specific data prior to the 30-day deletion, which must be done as part of a specific investigation. As a practical matter, given the volume of vehicular traffic passing each camera daily, there is too much data to be able to download it all and circumvent the 30-day retention. Even if the Department requests longer retention, Flock will not retain any data from our cameras for longer than 30-days. Flock is not used to track any individual's movements, nor is it used to track individual vehicles unless that vehicle is related to a criminal investigation or if there is reasonable cause to believe that individual is a danger to themselves or others and such information is needed to confirm the individual's location at the time of a crime or apprehend them.

What happens to the Data?

As noted, the Beacon Police Department owns our data generated by the operation of these cameras. It is automatically erased after 30 days unless individually downloaded by the Department as related to a specific law enforcement investigation.

What are some specific examples of Beacon Police Department's use of Flock cameras?

Prior to Flock ALPRs being installed in Beacon, our detectives worked with Westchester County authorities to access data from their Flock ALPRs. The evidence gathered was crucial in proving a case where, on March 11, 2022, a taxi driver drove a woman back from NYC and sexually assaulted her inside her home in Beacon.

On June 2, 2023, after responding to a call that young men were seen displaying a handgun in a vehicle in Tompkin's Terrace, officers used a vehicle description and Flock ALPR data to determine that the vehicle had recently left the City on Rt. 9D. The vehicle was quickly located, an illegal handgun was recovered, and suspects were arrested.

On August 29, 2024, the Beacon Police Department received a hotlist hit for a vehicle entering the city. The driver was wanted in New Jersey for a serious domestic violence assault. The vehicle and the driver were located and he was arrested and turned over to authorities in New Jersey.

On September 21, 2024, a suspect spray-painted large graffiti on the side of two buildings on Main St. Video footage showed the suspect entering a getaway vehicle but did not reveal the vehicle's license plate. Flock ALPR data showed the same vehicle leaving the city and through that the getaway driver and the primary suspect were able to be identified and arrested.

On the same day, Flock ALPRs were used to identify the details of a vehicle that was operated by suspect who was using forged cash at a business on Main St. The vehicle was located by patrol and the suspect arrested.

On December 12, 2024, the Department received a hotlist hit for a stolen vehicle entering the city. Members then began checking for the vehicle and located it in the parking lot of Loft's on Leornard St. After a short foot pursuit, the driver of the stolen vehicle was arrested and the vehicle was recovered for the owner.

On February 17, 2025, after a victim was stabbed on Main St., officers used his description of the suspect's vehicle and Flock ALPR data to find that vehicle's license plate number, which led to the suspect's address and to his quick arrest for the crime.

On March 25, 2025, Flock ALPR data was used to determine that a murder suspect's vehicle tended to hit a certain camera every day at a certain time. This allowed the Beacon Police Department to peacefully arrest this individual on a planned traffic stop instead of needing to execute a high-risk arrest at his home, which would have created greater danger to both the officers, the suspect, and the suspect's family.

On April 9, 2025, an elderly male was assaulted inside Family Dollar. He was able to provide a vehicle description, but not license plate to responding officers. Using Flock ALPRs, officers were able to view an image of the vehicle fleeing the scene and obtain its plate number

therefore identifying its owner, who our investigation confirmed was the perpetrator of the assault.

On August 15, 2025, our detectives assisted City of Poughkeepsie Police with identifying shooting suspects using Flock. Using our ALPR data, they were able to locate surveillance camera footage and identify the occupants of a vehicle that fled from a Poughkeepsie shooting. During the course of that investigation, it was also revealed that while fleeing from the crime in Poughkeepsie, one of the suspects violated an order of protection in Beacon, for which he was separately charged.

On September 9, 2025, a bicyclist was struck and injured on Fishkill Ave. by a hit-and-run driver. Officers recovered vehicle parts and, utilizing Flock's vehicle description search function, were able to identify the vehicle leaving the city after the accident. The driver was then located, identified, and charged.

In September of 2025, the Department received a call from an individual who stated that his girlfriend was distraught and had threatened to jump off the bridge. A Flock hit confirmed the vehicle had been heading toward the Newburgh-Beacon Bridge and the vehicle was quickly located parked on Rock Hill Rd., a short distance from the bridge with the distraught woman still inside. She was transported for mental health assistance.

In December of 2025 the Department received a call from a father stating his son sent him a message telling him that he was going to kill himself. Investigation revealed that he had gone out on the bridge but turned around and Flock data confirmed that his vehicle was probably still in the city. Officers canvassed the area of the last Flock hit and found the vehicle, then located the male in the area, lying in a shed, still distraught. He was then transported for mental health assistance.

On December 24, 2025, a bicyclist was struck and injured on Rt. 9D by a hit-and-run driver. A partial vehicle description was given and the vehicle was able to be identified using the Flock ALPRs. The suspect was located and charged for the incident.

Have City of Beacon Flock license plate readers ever been used to help prove someone *didn't* commit a crime?

Yes. Recently, during a currently active investigation, the Department received a tip about an individual who may have been a suspect in a serious crime. The individual was interviewed and Flock ALPR data was used to help confirm an alibi and quickly clear that individual from further suspicion.

Have the City of Beacon's Flock License Plate Readers been hacked?

Recently there was a news story about Flock Safety's Phantom Pan/Tilt/Zoom cameras being hacked, being controlled by unauthorized users and having data erased. While that issue was addressed, the City of Beacon has not ever deployed any Flock Phantom Cameras. We only use the Automatic License Plate Reader system. Our system does not pan, tilt, zoom or record video. The system is fixed and records only still photos.

What do we see when we search for a plate or vehicle?

We can see an image of the vehicle and the immediate area around it, a larger image of the license plate and an estimated point on the map of where the photo was taken. They are not video cameras. They do not pan, tilt or zoom in. The resolution is not such that we can do things like read your cell phone. Below is an actual example of what we see. In this case the large truck with the trailer attached was the suspect vehicle.

flock safety

Report ID: fc1f99a8-3201-41a3-8ae8-744d0fa2e9ff [redacted]

Investigative Summary

License Plate Read

License Plate Detection

Organization name	Created by	Date created	Search reason
Beacon City NY PD	Brian Lawrence	[redacted]	HIT N RUN







License Plate Detection Details

License plate	[redacted]
Body, Make, Color	licensePlate
Local Date/time captured	[redacted]
Organization name	Beacon City NY PD

Information Technology Use

320.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the proper use of department information technology resources, including computers, electronic devices, hardware, software and systems.

320.1.1 DEFINITIONS

Definitions related to this policy include:

Computer system - All computers (on-site and portable), electronic devices, hardware, software, and resources owned, leased, rented, or licensed by the Beacon Police Department that are provided for official use by its members. This includes all access to, and use of, Internet Service Providers (ISP) or other service providers provided by or through the Department or department funding.

Hardware - Includes but is not limited to computers, computer terminals, network equipment, electronic devices, telephones (including cellular and satellite), modems, or any other tangible computer device generally understood to comprise hardware.

Software - Includes but is not limited to all computer programs, systems, and applications, including shareware and firmware. This does not include files created by the individual user.

Temporary file, permanent file, or file - Any electronic document, information, or data residing or located, in whole or in part, on the system including but not limited to spreadsheets, calendar entries, appointments, tasks, notes, letters, reports, messages, photographs, or videos.

320.2 POLICY

It is the policy of the Beacon Police Department that members shall use information technology resources, including computers, software and systems, that are issued or maintained by the Department in a professional manner and in accordance with this policy.

320.3 PRIVACY EXPECTATION

Members forfeit any expectation of privacy with regard to emails, texts, or anything published, shared, transmitted, or maintained through file-sharing software or any internet site that is accessed, transmitted, received, or reviewed on any department computer system.

The Department reserves the right to access, audit, and disclose, for whatever reason, any message, including attachments, and any information accessed, transmitted, received, or reviewed over any technology that is issued or maintained by the Department, including the department email system, computer network, and/or any information placed into storage on any department system or device. This includes records of all keystrokes or web-browsing history made at any department computer or over any department network. The fact that access to a database, service, or website requires a username or password will not create an expectation of privacy if it is accessed through department computers, electronic devices, or networks.

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320.4 RESTRICTED USE

Members shall not access computers, devices, software or systems for which they have not received prior authorization or the required training. Members shall immediately report unauthorized access or use of computers, devices, software or systems by another member to their supervisors or Shift Supervisors (Penal Law § 156.05).

Members shall not use another person's access passwords, logon information and other individual security data, protocols and procedures unless directed to do so by a supervisor.

320.4.1 SOFTWARE

Members shall not copy or duplicate any copyrighted or licensed software except for a single copy for backup purposes, in accordance with the software company's copyright and license agreement.

To reduce the risk of a computer virus or malicious software, members shall not install any unlicensed or unauthorized software on any department computer. Members shall not install personal copies of any software on any department computer.

When related to criminal investigations, software program files may be downloaded only with the approval of the information systems technology (IT) staff and with the authorization of the Chief of Police or the authorized designee.

No member shall knowingly make, acquire or use unauthorized copies of computer software that is not licensed to the Department while on department premises, computer systems or electronic devices. Such unauthorized use of software exposes the Department and involved members to severe civil and criminal penalties.

Introduction of software by members should only occur as a part of the automated maintenance or update process of department- or City-approved or installed programs by the original manufacturer, producer or developer of the software. Any other introduction of software requires prior authorization from IT staff and a full scan for malicious attachments.

320.4.2 HARDWARE

Access to technology resources provided by or through the Department shall be strictly limited to department-related activities. Data stored on or available through department computer systems shall only be accessed by authorized members who are engaged in an active investigation or assisting in an active investigation, or who otherwise have a legitimate law enforcement or department-related purpose to access such data. Any exceptions to this policy must be approved by a supervisor.

320.4.3 INTERNET USE

Internet access provided by or through the Department shall be strictly limited to department-related activities. Internet sites containing information that is not appropriate or applicable to department use and which shall not be intentionally accessed include but are not limited to adult forums, pornography, gambling, chat rooms, and similar or related internet sites. Certain

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exceptions may be permitted with the express approval of a supervisor as a function of a member's assignment.

Downloaded information from the internet shall be limited to messages, mail, and data files.

320.4.4 OFF-DUTY USE

Members shall only use technology resources provided by the Department while on-duty or in conjunction with specific on-call assignments unless specifically authorized by a supervisor. This includes the use of telephones, cell phones, texting, email or any other off-the-clock work-related activities. This also applies to personally owned computers that are used to access department resources.

Refer to the Personal Communication Devices Policy for guidelines regarding off-duty use of personally owned technology.

320.5 PROTECTION OF SYSTEMS AND FILES

All members have a duty to protect the computer system and related systems and devices from physical and environmental damage and are responsible for the correct use, operation, care, and maintenance of the computer system.

Members shall ensure department computers and access terminals are not viewable by persons who are not authorized users. Computers and terminals should be secured, users logged off, and password protections enabled whenever the user is not present. Access passwords, logon information, and other individual security data, protocols, and procedures are confidential information and are not to be shared. Password length, format, structure, and content shall meet the prescribed standards required by the computer system or as directed by a supervisor and shall be changed at intervals as directed by IT staff or a supervisor. Passwords for accounts that access CJI are governed by the CJIS Access, Maintenance, and Security Policy.

It is prohibited for a member to allow an unauthorized user to access the computer system at any time or for any reason. Members shall promptly report any unauthorized access to the computer system or suspected intrusion from outside sources (including the internet) to a supervisor.

320.6 INSPECTION AND REVIEW

A supervisor or the authorized designee has the express authority to inspect or review the computer system, all temporary or permanent files, related electronic systems or devices, and any contents thereof, whether such inspection or review is in the ordinary course of his/her supervisory duties or based on cause.

Reasons for inspection or review may include, but are not limited to, computer system malfunctions, problems or general computer system failure, a lawsuit against the Department involving one of its members or a member's duties, an alleged or suspected violation of any department policy, a request for disclosure of data, or a need to perform or provide a service.

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The IT staff may extract, download, or otherwise obtain any and all temporary or permanent files residing or located in or on the department computer system when requested by a supervisor or during the course of regular duties that require such information.

320.7 STATIONARY AUTOMATED LICENSE PLATE READERS

Stationary Automated License Plate Readers (ALPRs) are a stationary camera system that captures vehicle license plates and physical vehicle characteristics (make, model, color, roof racks and bumper stickers). The system builds a searchable, objective log of vehicle-level data to help law enforcement investigate crimes. The Beacon Police Department may utilize ALPRs at various locations throughout the City for law enforcement investigatory purposes. All sworn members and dispatchers may be granted access to the search and alert functions of the ALPR network for use in law enforcement investigations.

EVIDENCE GATHERED FROM THE USE OF ALPRs IS NOT CONCLUSIVE IN AND OF ITSELF. Any use of ALPR data in an investigation should be supported with additional evidence gathered from a thorough investigation and any ALPR "hits" should be reasonably confirmed through inquiries in either EJustice or with the issuing agency, prior to enforcement action being taken on them.

320.7.1 AUTOMATED LICENSE PLATE READER USE

ALPRs may only be used for law enforcement investigations relevant to the functions of the City of Beacon Police Department.

This includes, but is not limited to:

(a) Investigations into crimes or violations that occurred in the City of Beacon.

(b) Investigations into traffic infractions that occurred in the City of Beacon.

(c) Investigations into missing or endangered individuals in, or from, the City of Beacon.

(d) Requests from other law enforcement agencies, or proactive inquiries, related to investigations of the same nature where there is a reasonable belief that the vehicle in question may have entered or left the City of Beacon.

ALPRs may not be used for any purposes not in alignment with the law enforcement purposes of the Beacon Police Department.

This includes, but is not limited to:

(a) Personal, private, or business purposes.

(b) Traffic studies.

(c) Immigration enforcement.

(d) Requests from other law enforcement agencies, related to any prohibited use of the ALPRs.

320.7.2 AUTOMATED LICENSE PLATE READER SYSTEM SECURITY AND ACCOUNTABILITY

A supervisor in the Detective Bureau will be designated as the administrator for the ALPR system.

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All members utilizing the ALPR system are required to have and utilize individual log in information, though members on patrol or on calls may make requests for the member assigned to communications to utilize the ALPR system in the same manner as they would requests to check EJustice.

Every inquiry of the ALPR system must be related to a City of Beacon Police Department case or blotter number and that case or blotter number must be entered into the inquiry. If an inquiry is related to an investigation from another law enforcement agency, a blotter documenting the requestor and nature of the request must be created prior to the inquiry being made and that blotter must be entered into the inquiry.

At least once a month, the administrator will review at least five to ten Department inquiries for compliance with Department policy as well as five to ten network inquiries to for compliance with Department approved purposes.

320.7.3 AUTOMATED LICENSE PLATE READER SYSTEM NETWORK SHARING

In the furtherance of law enforcement investigations, the Department, may agree to grant other law enforcement agencies search and alert function access to the Department's ALPR network and may request access to the same from other law enforcement agencies' ALPR networks. This transaction is known as network sharing.

All requests for network sharing should be individually reviewed by the designated administrator prior to approval in order to determine if the requesting agency is likely to utilize the network system for purposes consistent with the approved or prohibited purposes listed in 320.7.1. If it appears that the agency may utilize the network for prohibited purposes, the request should be denied. Sharing of network access should generally be mutual. Unless the requesting agency does not operate its own network but has a legitimate reason to have access to the Department's network (for example, prosecutors offices or real time crime centers), a return request for network access should be made when approving another agency's sharing request.

At least once a year the administrator should review the Department's network sharing arrangements to ensure that sharing is generally mutual and that agencies on the network are likely to be utilizing it in a manner consistent with 320.7.1.

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What Is Flock?

The City of Beacon has a contract with Flock Safety to provide automatic license plate readers (ALPRs) in various locations in the City. These license plate readers capture images of vehicles and their license plates as they pass the cameras on public streets.

Many municipalities have been criticized for a lack of transparency when contracting for ALPRs. In Beacon, this was done very publicly.



highlandscurrent.org/2023/02/17/beacon-installs-license-plate-readers/

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NEWS: BEACON NEWS

Beacon Installs License-Plate Readers

by Jeff Simms
February 17, 2023 | Why you can trust The Current

Listen to this article
3 min

Cameras to record vehicle data at entries to city

The City of Beacon is installing license-plate reading cameras at four locations entering the city, with three of the cameras likely to be operational by next week.

The City Council last month approved spending $21,400 on a two-year agreement with the Flock Group, an Atlanta-based firm, for the solar-powered license plate readers (LPRs).

Police Chief Sands Frost said Wednesday (Feb. 15) that the cameras, which will record

TRENDING NOW

Homeowner Says No to Trail Entrance

Cold Spring Crowds are Back

Savage Wonder Closes Shop

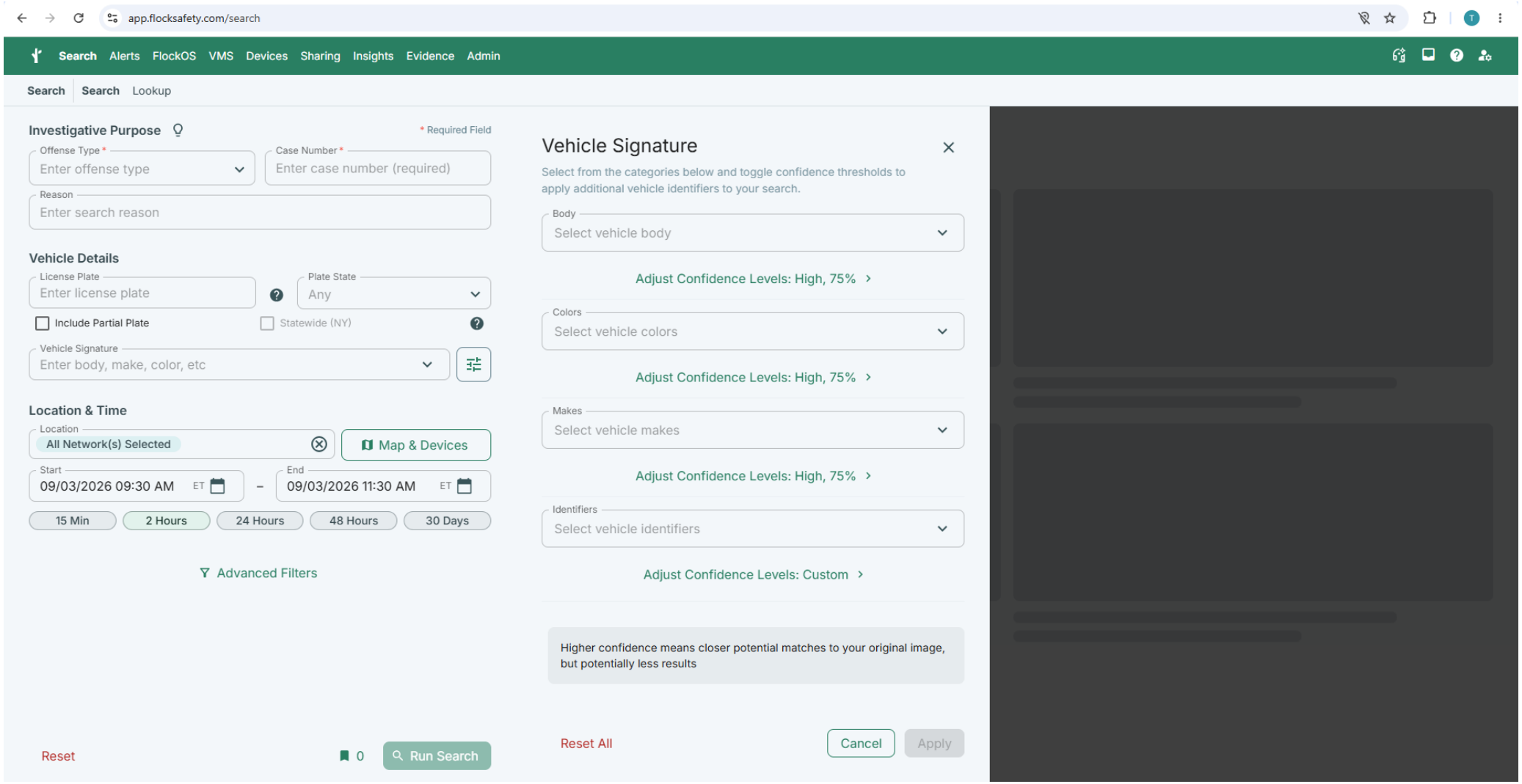
Sheriff's Deputy Case Sealed

What Is Flock?

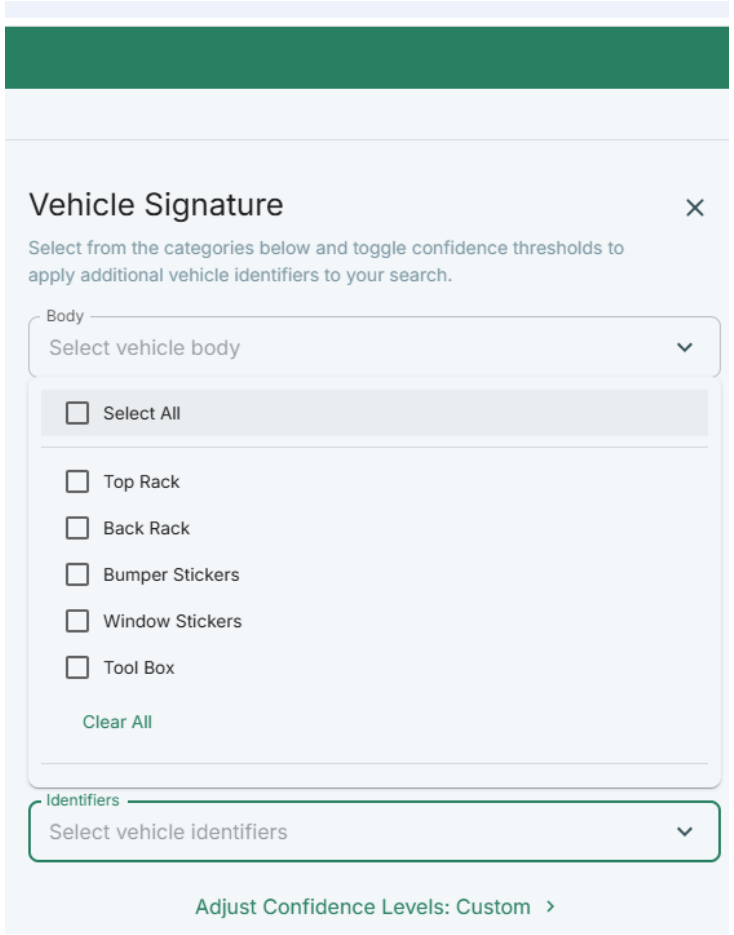
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Second, Flock creates a 30-day database of vehicles that passed the ALPR, which can be searched a number of ways such as by plate number, partial plate number, vehicle description, notable vehicle features or a combination of those fields. It cannot be searched by drivers or driver descriptions, such as gender or race. It does not have facial recognition capabilities.

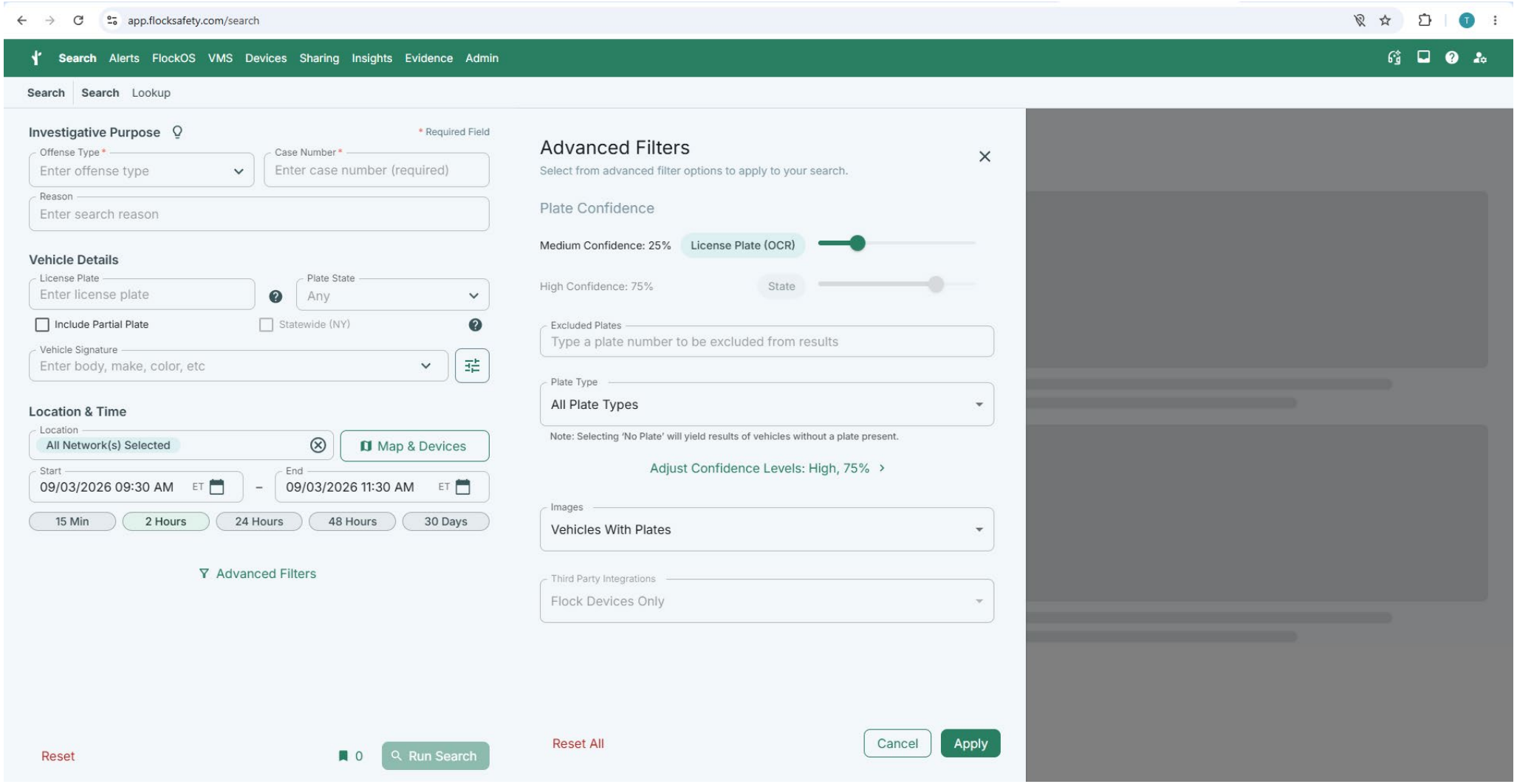
What Can We Search For in Flock?



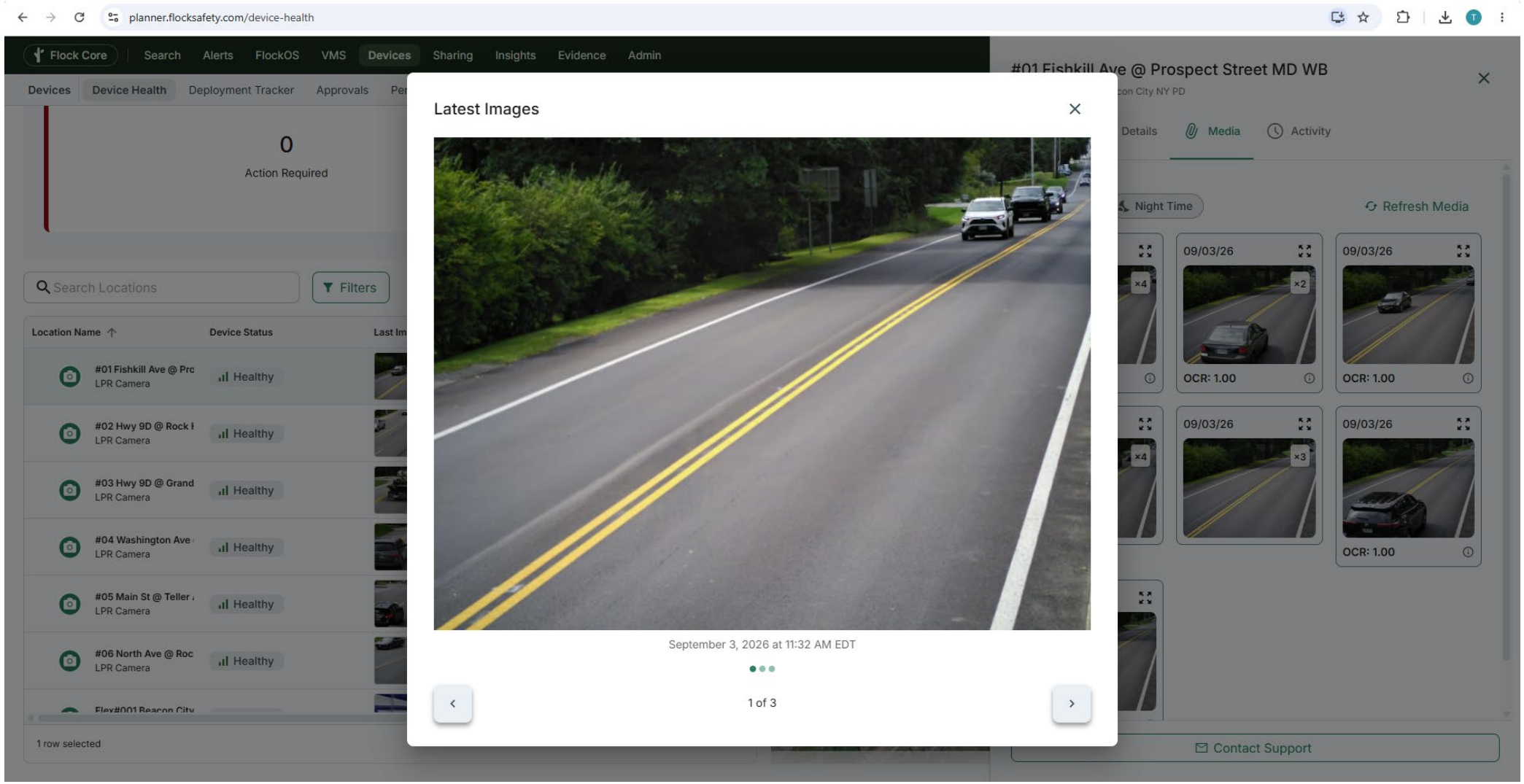
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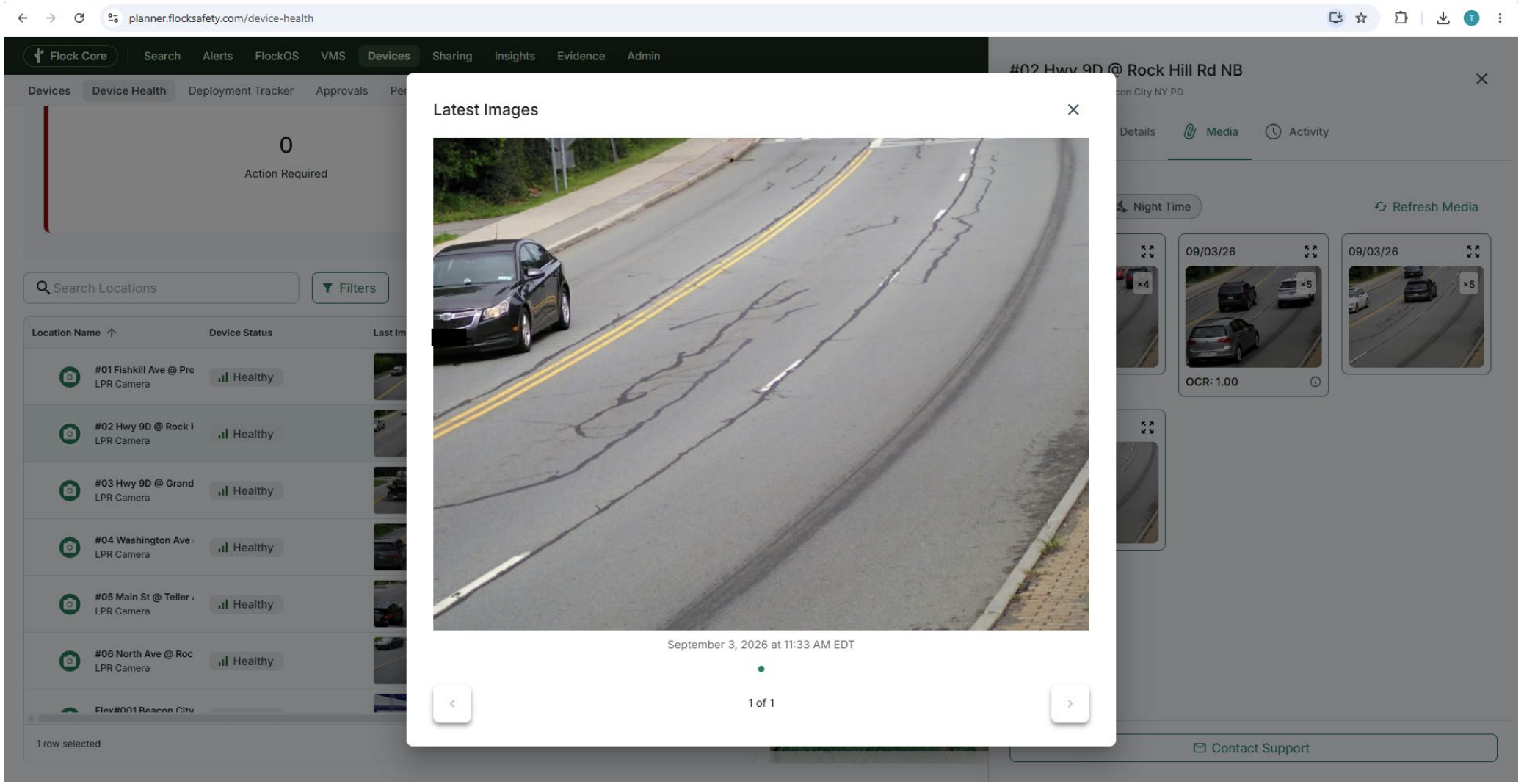
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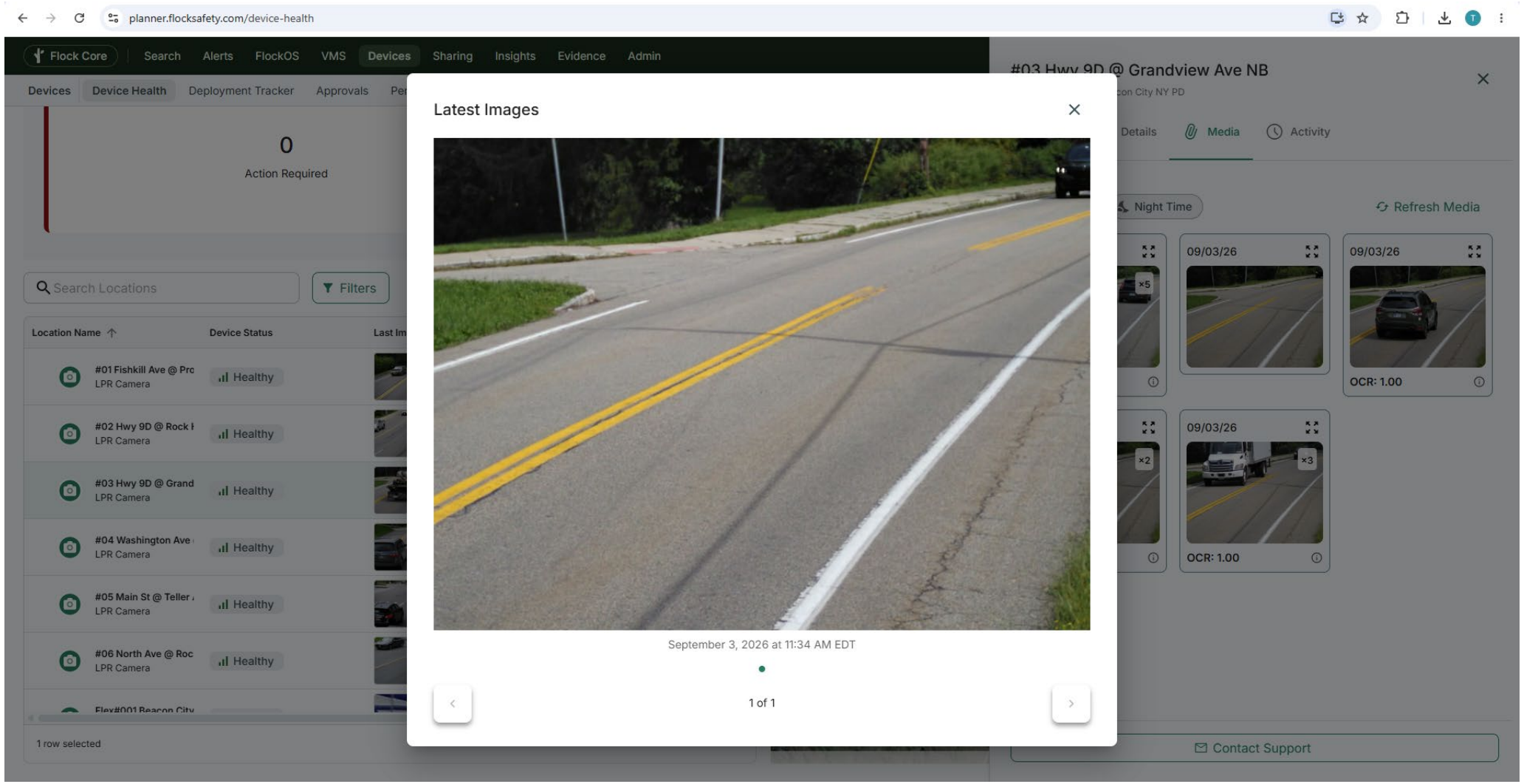
What Can Our Flock Cameras See?



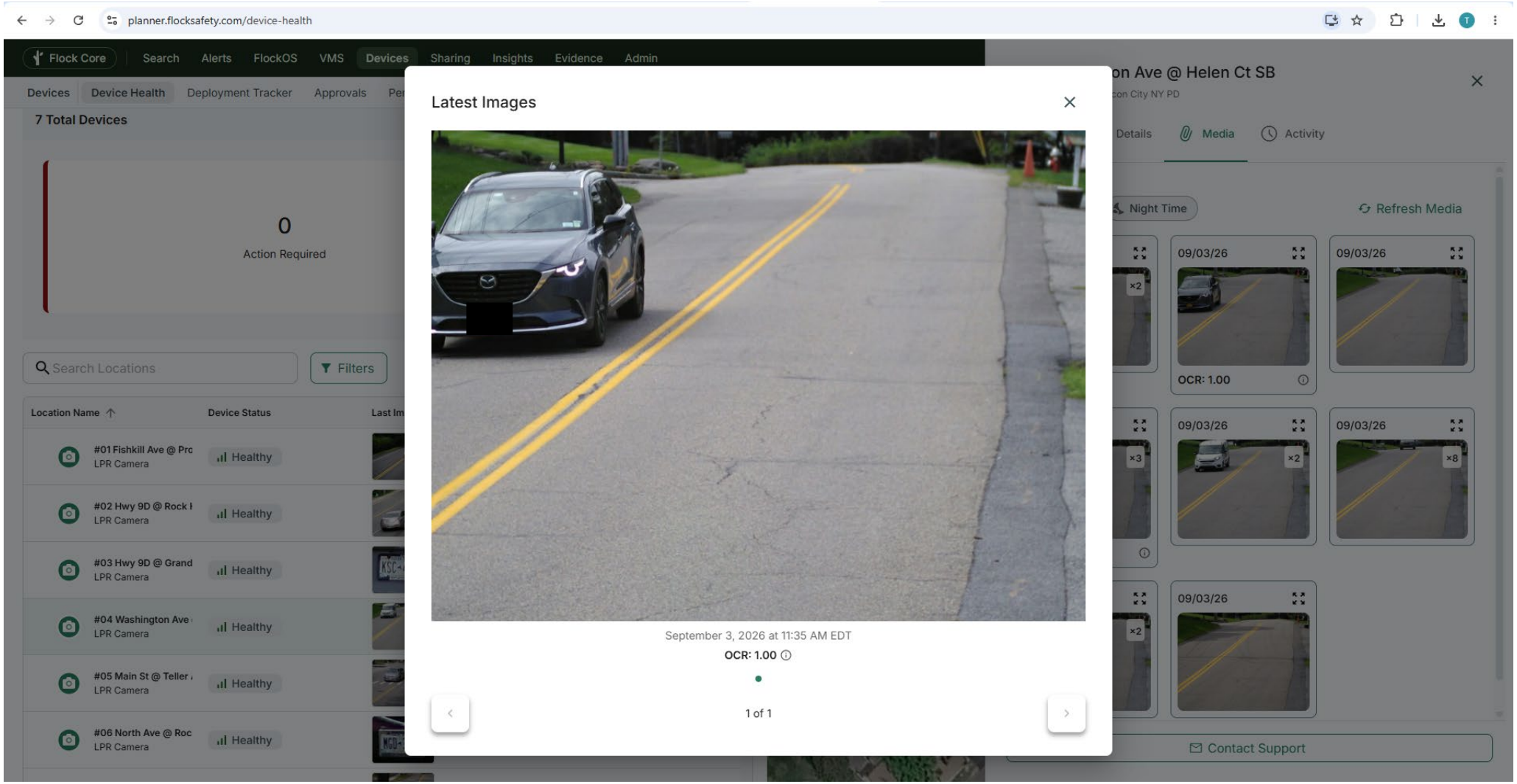
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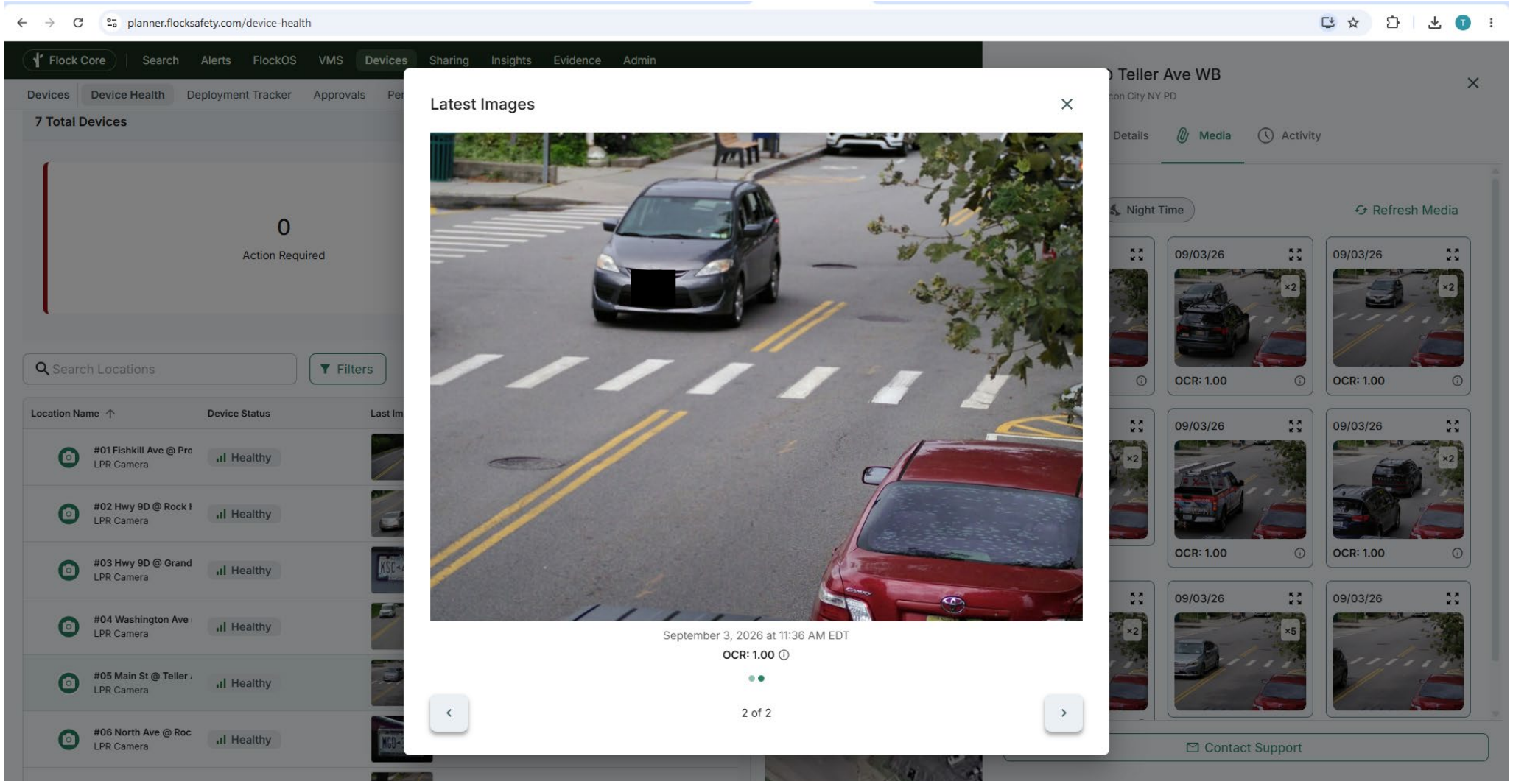
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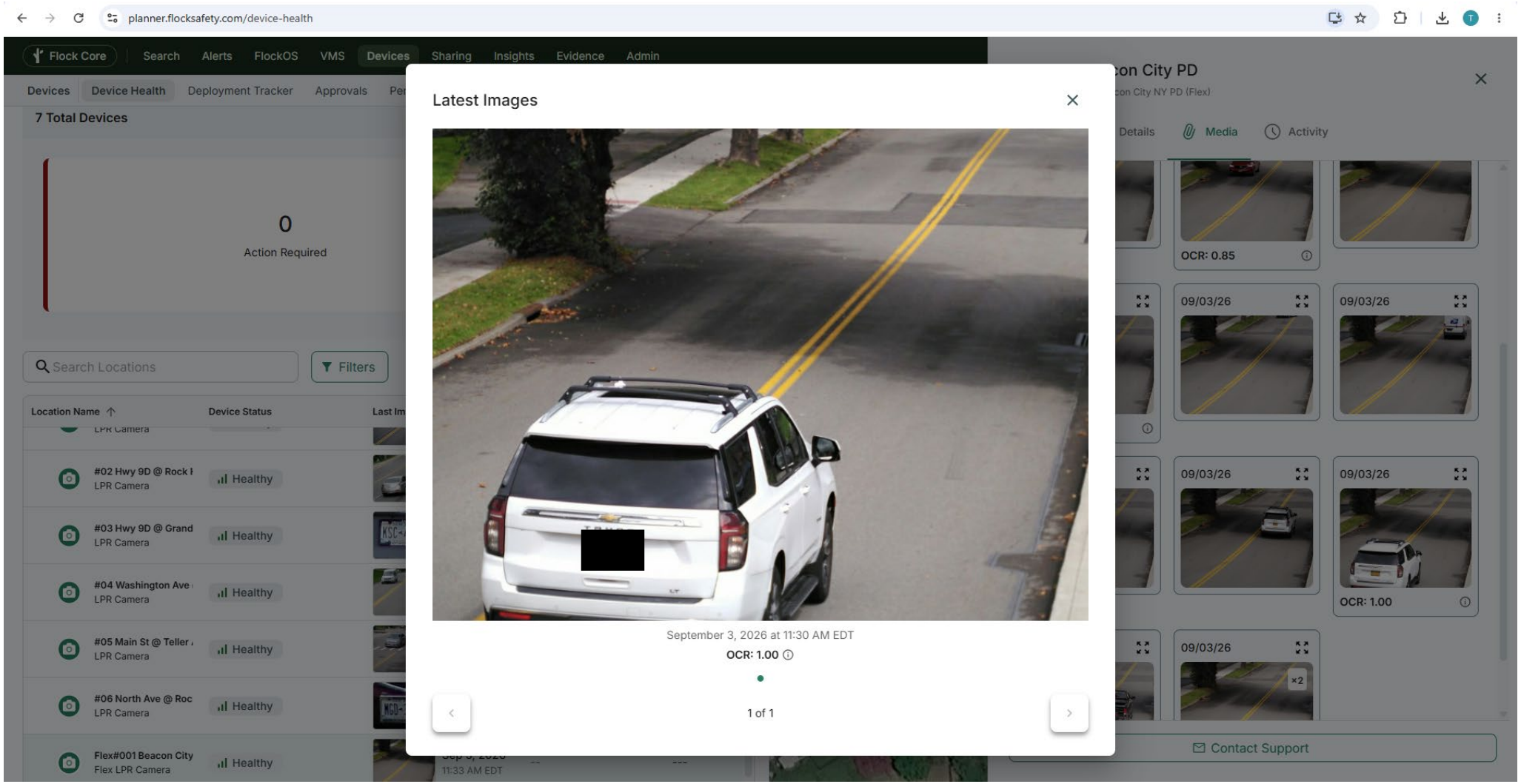
What Can Our Flock Cameras See?



What Can Our Flock Cameras See?



What Can Our Flock Cameras See?



Why ALPRs vs. Regular Video?

Victims and witnesses often remember partial details of vehicles involved in crime and rarely remember accurate or full license plate numbers. These ALPRs provide vital data which gives us the ability to quickly turn partial recollections into real evidence and usable information about a suspect's vehicle.

What Does BPD Use Flock For?

Our Department uses Flock data for official law enforcement investigations only.

Use of any police department database for unofficial or unauthorized purposes is strictly prohibited by Department policy.

The Department shares and, in turn, receives access to hotlists and 30-day data from other cooperating police agencies.

We are not on the national network which allows other agencies on the national network automatic access.

The data resulting from the operation of these ALPRs belongs to us and is not sold by the Beacon Police Department or by Flock, who is prevented from doing so by our contract with the company.

What Does BPD NOT Use Flock For?

The BPD does not use Flock data for immigration enforcement and does not have access to data from, nor share its data with, Immigration and Customs Enforcement (“ICE”). Filters are set to prevent other agencies from doing the same and we do not share access with 287-g organizations.

BPD does not sell data or allow private or nongovernmental organizations access to search our network.

BPD does not retain data longer than 30 days unless it has been downloaded and attached a specific investigation.

BPD cannot access ALPR data that is more than 30 days old.

Have BPD’s Flock Cameras Been Hacked?

Recently there was a news story about Flock Safety’s Phantom Pan/Tilt/Zoom cameras being hacked, being remotely controlled by unauthorized users and having data erased. While that issue was addressed, the City of Beacon has not ever deployed any Flock Phantom Cameras. We only use the Automatic License Plate Reader system. Our system does not pan, tilt, zoom. The system is physically fixed and is a separate product from the one that was remotely hacked.

What Have We Done With Flock?

Prior to Flock ALPRs being installed in Beacon, our detectives worked with Westchester County authorities to access data from their ALPRs. The evidence gathered was crucial in proving a case where, in 2022, a taxi driver drove a woman back from NYC and sexually assaulted her inside her home in Beacon.

On June 2, 2023, after responding to a call that young men were seen displaying a handgun in a vehicle in Tompkin's Terrace, officers used a vehicle description and Flock ALPR data to determine that the vehicle had recently left the City on Rt. 9D. The vehicle was quickly located, an illegal handgun was recovered, and suspects were arrested.

On August 29, 2024, the Beacon Police Department received a hotlist hit for a vehicle entering the city. The driver was wanted in New Jersey for a serious domestic assault. The vehicle and the driver were located and he was arrested and turned over to authorities in New Jersey.

On September 21, 2024, a suspect spray-painted large graffiti on the side of two buildings on Main St. Video footage showed the suspect entering a getaway vehicle but did not reveal the vehicle's license plate. Flock ALPR data showed the same vehicle leaving the city and through that, the getaway driver and the primary suspect were able to be identified and arrested.

What Have We Done With Flock?

On the same day, Flock ALPRs were used to identify the details of a vehicle that was operated by suspect using forged cash at a business on Main St. The vehicle was located by patrol and the suspect arrested.

On December 12, 2024, the Department received a hotlist hit for a stolen vehicle entering the city. Members then began checking for the vehicle and located it in the parking lot of Loft's on Leornard St. After a short foot pursuit, the driver of the stolen vehicle was arrested and the vehicle was recovered for the owner.

On February 17, 2025, after a victim was stabbed on Main St., officers used his description of the suspect's vehicle and Flock ALPR data to find that vehicle's license plate number, which led to the suspect's address and to his quick arrest for that violent crime.

What Have We Done With Flock?

On April 9, 2025, an elderly male was assaulted inside Family Dollar. He was able to provide a vehicle description, but not license plate to responding officers. Using Flock ALPRs, officers were able to view an image of the vehicle fleeing the scene and obtain its plate number therefore identifying its owner. Investigation confirmed that the owner was the perpetrator of the assault.

On August 15, 2025, our detectives assisted City of Poughkeepsie Police with identifying shooting suspects using Flock. Using our ALPR data, they were able to locate surveillance camera footage and identify the occupants of a vehicle that fled from a Poughkeepsie shooting. During the course of that investigation, it was also revealed that while fleeing from the crime in Poughkeepsie, one of the suspects violated an order of protection in Beacon, for which he was separately charged.

On September 9, 2025, a bicyclist was struck and injured on Fishkill Ave. by a hit-and- run driver. Officers recovered vehicle parts and, utilizing Flock's vehicle description search function, were able to identify the vehicle leaving the city after the accident. The driver was then located, identified, and charged.

What Have We Done With Flock?

In September of 2025, the Department received a call from an individual who stated that his girlfriend was distraught and had threatened to jump off the bridge. A Flock hit confirmed the vehicle had been heading toward the Newburgh-Beacon Bridge and the vehicle was quickly located parked on Rock Hill Rd., a short distance from the bridge, with the distraught woman still inside. She was transported for mental health assistance.

In December of 2025 the Department received a call from a father stating his son sent him a message telling him that he was going to kill himself. Investigation revealed that he had gone out on the bridge but turned around and Flock data confirmed that his vehicle was probably still in the city. Officers canvassed the area of the last Flock hit and found the vehicle, then located the male in the area, lying in a shed, still distraught. He was then transported for mental health assistance.

On December 24, 2025, a bicyclist was struck and injured on Rt. 9D by a hit-and-run driver. A partial vehicle description was given and the vehicle was able to be identified using the Flock ALPRs. The suspect was located and charged for the incident.

What Has BPD Done with Flock This Year?

On :

02/02/26
03/08/26
04/05/26
04/08/26
06/04/26
06/15/26
06/22/26
06/23/26

We utilized Flock, usually in conjunction with our Main St. cameras, to solve Hit and Run Auto Accidents.

What Has BPD Done with Flock This Year?

On 2/15/26 we utilized it to locate a stolen car and place the suspect into custody.

On 3/26/26 we utilized it to located a suicidal man in South Ave. Park and get him mental health assistance.

On 4/20/26 we utilized it to identify the suspect vehicle in an Aggravated Assault of a gas station attendant on Main St. Through the vehicle identification and further investigation, the suspect was identified and arrested.

On 5/19/26 we utilized it to identify a suspect vehicle in a case of a stolen trailer, leading to the identification of a suspect and the recovery of the trailer for the owner. The owner ultimately declined to press charges.

On 7/4/26 a Flock “hit” showed a stolen car from NJ enter the City which was soon located, unoccupied and returned.

On 8/19/26 a Flock inquiry by Hyde Park Police showed that the get away vehicle in a domestic assault had entered, and then shortly after left, the City back the way it came indicating it had dropped someone off. They contacted BPD and a short while later patrol located and arrested the suspect.

Has Flock Ever Helped Clear a Suspect?

Yes. Recently, during a currently active investigation, the Department received a tip about an individual who may have been a suspect in a serious crime. The individual was interviewed and Flock ALPR data was used to help confirm an alibi and quickly clear that individual from further suspicion.

Conclusion

The City of Beacon adopted Flock ALPRs in a transparent manner, even going so far as to state the planned locations.

Our Flock ALPRs cannot identify your face, read what is on your phone or track your every movement.

The Beacon Police Department utilizes Flock ALPRs in a manner consistent with the City's priorities and resolutions to provide crucial evidence in a variety of important investigations.

City of Beacon City Council Agenda
11/16/2026

Title:

Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

ATTACHMENTS

Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

LOCAL LAW NO. __ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE CONCERNING A REAL PROPERTY TAX EXEMPTION FOR SERIOUSLY DISABLED VETERANS

A LOCAL LAW to amend Chapter 199 of the Beacon City Code concerning a full property tax exemption for seriously disabled veterans.

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

Section 1. This Local Law amends Chapter 199 of the Beacon City Code, Article VI – Veterans Exemptions, to add a new Section 199-23.1 entitled "Seriously Disabled Veterans Exemption", providing a total property tax exemption for seriously disabled veterans, as authorized under Section 458-a (11) of the New York Real Property Tax Law.

Section 2. This Local Law is adopted pursuant to the provisions of Section 458-a (11) of the Real Property Tax Law, which authorizes a city to extend a one hundred (100%) percent real property tax exemption to the primary residence of a seriously disabled veteran.

Section 3. Chapter 199 of the Beacon City Code, Article VI – Veterans Exemptions, is hereby amended to add Section 199-23.1 entitled "Seriously Disabled Veterans Exemption", as follows:

§ 223-23.1 **Seriously disabled veterans exemption.**

A. Pursuant to the provisions of Section 458(a)(11) of the New York State Real Property Tax Law, the purpose of this Section is to grant a full exemption from City of Beacon taxation of real property that is the primary residence of, and owned by, a veteran who meets the requirements set forth in this Section.

B. Eligible Person.

(1) An individual is eligible for the exemption under this Section if they qualify as a seriously disabled veteran.

(2) For purposes of this Section, the term "seriously disabled veteran" is defined as:

(a) A veteran who is:

[1] Discharged or released from active military, naval, space or air service, including army and air national guard service performed pursuant to federal orders under title 10 of the United States Code, under honorable conditions; or

[2] Has a qualifying condition, as defined in section one of the New York State Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable; or

[3] Is a discharged LGBT veteran as defined in section one of the New York State Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable.

(b) Is considered to be permanently and totally disabled as a result of military service by the United States Department of Veterans Affairs.

C. Exemption. Real property that is the primary residence of, and owned by, a Seriously Disabled Veteran shall be fully exempt from City of Beacon taxation and special district charges, assessments and special ad valorem levies, provided that such veteran meets all other requirements of this Section. In no case shall the taxable assessed value of the property of a qualifying veteran be reduced below zero.

D. Application and determination of eligibility. Eligibility for this exemption shall be determined annually by the City Assessor upon the submission of an application and documentation from the United States Department of Veterans Affairs stating that the applicant is considered to be permanently and totally disabled as a result of military service. For purposes of this article, real property is considered "owned" by an eligible person if it is held in trust solely for the benefit of the eligible person. An application shall be submitted to the City Assessor on or before the appropriate taxable status date.

Section 4. Ratification, Re-adoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

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

Section 7. Effective Date.

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State and shall apply to all applications for exemptions that are based on taxable status dates occurring on or after this local law takes effect.

DRAFT

City of Beacon City Council Agenda
11/16/2026

Title:

Resolution No. 96 - Setting a Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels

ATTACHMENTS

Resolution Setting a Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels

Proposed Local Law Concerning the Fishkill Development District and Hotels

Fishkill Creek District Map

Schedule of Dimensional Regulations

Schedule of Use Regulations

Keane & Beane, P.C. Memorandum to Council Regarding Concept Plan Review for the Fishkill Creek Development District (Oct. 30, 2026)

KARC Memorandum Regarding Potential Amendments to the Fishkill Creek District (Sept. 22, 2026)

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning the Fishkill Development District and Hotels

Dutchess County Planning Memorandum Regarding a Draft Schedule of Use Regulations

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Parts 2 and 3

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 3
Negative Declaration

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 96 OF 2026

REFERRING A PROPOSED LOCAL LAW CONCERNING THE FISHKILL DEVELOPMENT DISTRICT AND HOTELS

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning regulations governing hotels and the Fishkill Development District; and

WHEREAS, pursuant to Resolution No. 2026-062, passed on July 20, 2026, the City Council previously referred the proposed Local Law to the City of Beacon and Dutchess County Planning Boards; and

WHEREAS, the City Council has since made substantive changes to the proposed Local Law and wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law, as amended.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning regulations governing hotels and the Fishkill Development District to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for December 21, 2026 at 7:00 pm for a Proposed Local Law concerning regulations governing hotels and the Fishkill Development District.

Resolution No. 96 of 2026		**Date: November 16, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

LOCAL LAW NO. ___OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE FISHKILL DEVELOPMENT DISTRICT AND HOTELS

A LOCAL LAW to amend Chapter 223, Zoning, concerning regulations governing hotels and the Fishkill Development District.

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

Section 1. Chapter 223 of the Beacon City Code, Article II – General Legislation, Section 223-14.1 entitled "Hotels," Subsections A, A(2)(a), and D (removed), are hereby amended as follows:

§ 223-14.1 **Hotels.**

A. Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site ~~be limited to~~ may include usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel.

(1) Such accessory uses may include the following:

(a) Dining facilities providing food and drink.

(b) Newsstands, gift shops and other shops.

(c) Recreation facilities which shall be for the exclusive use of guests or members.

(d) Employees' quarters and facilities.

(e) Spa facilities.

(f) Conference center facilities

(2) All hotels shall include the following:

(a) Facilities or systems for guest registration and check-in, which may include electronic or mobile registration and check-in; and an on-site manager or other responsible hotel representative; and public restroom facilities.

(b) Off-street parking facilities.

(c) Access to all guest rooms from an interior hallway

B. Screening. Outdoor parking areas and recreational facilities shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting.

C. Off-street parking shall be in accordance with § **223-26**.

D. ~~No kitchen facilities. There shall be no kitchen facilities in the hotel rooms except for a coffeemaker, a microwave oven and a small refrigerator.~~

Section 2. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsections B(3) and B(5) are hereby amended as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

…

B. Principal uses permitted. A Fishkill Creek development may be a single use, or a mixed use which incorporates various permitted land use elements as part of a comprehensive development plan. These elements may include:

(1) Apartment, attached or multifamily dwelling.

(2) Artist live/work space, artist studio and workshop of artisan.

(3) Bed-and-breakfast establishment~~, or~~ inn, or hotel.

(4) Spa, fitness centers/noncommercial swimming pool, exercise studio, day-care center or similar use as determined by resolution of the City Council. Such uses shall be permitted in buildings that face a street.

(5) Restaurant, bar, brew pub or other eating and drinking establishment. Such restaurants and other eating and drinking establishments shall be permitted in buildings that face a street.

(6) Professional and business office in buildings that face a street.

(7) Gallery, exhibit space or museum.

(8) Community facility that complements residential and commercial use, such as a public or semipublic performance and cultural center, live theater, concert hall, meeting room suitable for social, civic, cultural or education activities, bandshell, kiosk or gazebo.

(9) Assembly, manufacturing, workshop or other light industrial use, as determined by the City Council, in fully enclosed buildings and not including any form of outdoor storage.

(10) Day-care center.

(11) Trade school or training program, college, private school, or nursery school.

(12) Other nonresidential use similar to the above uses as determined by resolution of the City Council.

• • •

Section 3. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsection F is hereby amended to add Subpart F(3)(b)[9] as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

• • •

F. Procedure for Fishkill Creek development concept plan review.

• • •

(3) City Council decision on Fishkill Creek development concept plan.

(a) The City Council shall render a decision on the application for Fishkill Creek development concept plan approval after it has held the required public hearing, completed the SEQRA process and has made the requisite SEQRA determination of significance and/or findings, and, if applicable, has made the consistency determination under the City's Local Waterfront Consistency Law

(b) Concept plan approval. The City Council may approve the concept plan upon a finding that the following conditions and standards have been met:

[1] The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

[2] The proposed Fishkill Creek development project complies with § 223-41.13I(15), Fishkill Creek vegetative buffer, of this chapter.

[3] The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § 223-41.13I, to the extent applicable at the concept plan stage.

[4] The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

[5] The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

[6] The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

[7] The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

[8] The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

[9] The proposed Fishkill Creek development project has considered opportunities to incorporate below-market-rate (BMR) housing units, consistent with the City's goal of encouraging a diversity of housing types and affordability levels. The City Council strongly encourages the inclusion of BMR housing units as part of new residential development within the Fishkill Creek Development District.

• • •

Section 4. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.14 entitled "Bulk regulations," Subsections A, B, G, and I are hereby amended as follows:

§ 223-41.14 **Bulk regulations.**

A. Minimum size of FCD site: one (1) acre. Notwithstanding the above, the owner of less than one (1) acre of land may apply for approval of a FCD project, where such land is adjacent to a proposed, approved or constructed FCD project.

B. Development potential. A minimum of 50% of the total development's gross floor area

shall consist of residential dwelling units, including artist live/work spaces. 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. For good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow certificates of occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.

C. Maximum dwelling unit size: 2,000 square feet of gross floor area.

D. Maximum building coverage, including parking structures: 35%.

E. Minimum open space: 30%.

F. Maximum building height: three stories and 40 feet, as determined from the average grade level of the side of the building facing the primary street view. A corner or centrally located elevator or stair tower projecting one story above the permitted building height may be approved by the City Council to add architectural interest and to encourage access to rooftop gardens.

G. Minimum building setback from edge of pavement of a public ~~and private~~ street~~s~~ right-of-way: 12 feet.

H. Minimum frontage of overall FCD site on public street right-of-way: 50 feet.

I. Minimum setback from and buffer width along Fishkill Creek, measured in accordance with §223-41.13I(15): an average of 50 feet, but not less than 25 feet at any point, from the top of the creek bank, except with respect to the existing building located at 555 South Avenue located in the Historic District and Landmark Overlay Zone, in which case the minimum setback and buffer requirement shall not apply.

Section 5. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 6. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations" is hereby amended as follows:

DRAFT

SEE ATTACHED SCHEDULE

Section 7. Ratification, Readoption and Confirmation.

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

Section 8. Numbering for Codification.

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

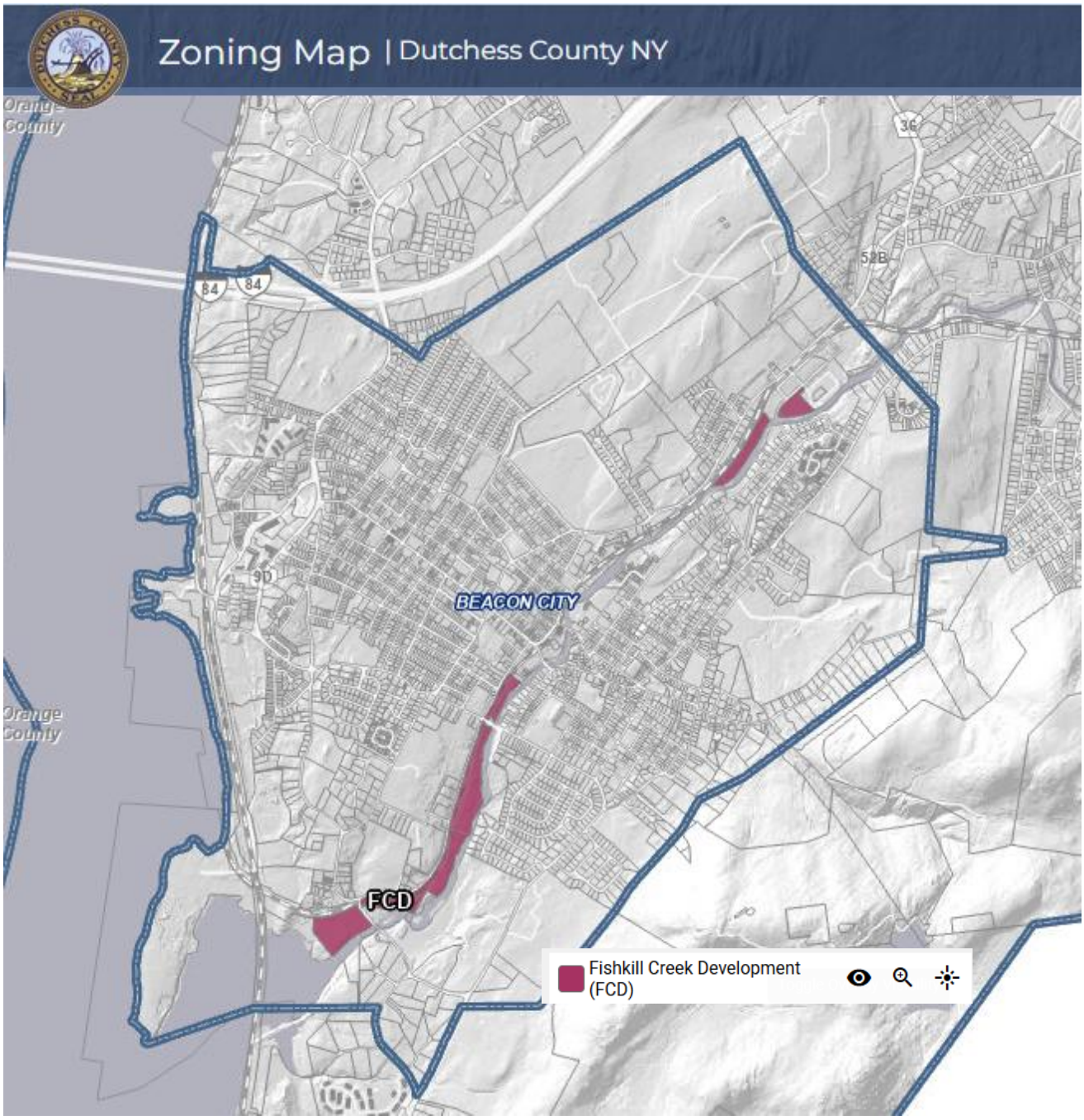
Section 9. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 10. Effective date.

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

Attachment A - Location of FCD Parcels in Beacon



223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5/35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5/35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5/35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5/35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5/35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5/35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	2,500	50	100	10	10	20	—	2.5/35	N.A.	40%	2	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3/35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5/35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3/35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5/35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5/45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b]/100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f]/55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5/35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	—/35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3/38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4/48	—	—	—	15%	L	Art. IVE
FCD	12 acres	3,960	—	—	—	—	—	—	3/40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5/35	20%		—	—	WP	Art. IVA
TS	3 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	—/35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	—/40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than 1/2 the minimum side yard setback of the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	P	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	P~~X~~	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X

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

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	P	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see →					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

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MEMORANDUM

TO: **City of Beacon City Council**

FROM: **Keane & Beane, P.C.**

RE: **Concept Plan Review Process re Fishkill Creek Development District**

DATE: **October 30, 2026**

This memorandum provides the City Council (the "Council") with an overview of the concept plan review process for properties located in the Fishkill Creek Development ("FCD") District.

Procedure for review of Fishkill Creek development proposals (§ 223-41.13D)

Each Fishkill Creek development project shall require (1) concept plan approval by the Council, and (2) site plan approval by the Planning Board. The Planning Board may commence its review of a site plan for one or more projects in the FCD as soon as an application for concept plan approval has been submitted to the Council. However, no final approval of a site plan for any FCD project shall precede the issuance of a concept plan approval for such FCD project by the Council.

Concept Plan Application Requirements (§ 223-41.13.F(1))

The concept plan application must include:

(1) A written description of project, and a description of the manner in which such proposal meets the purposes of the Fishkill Creek Development District; how it is consistent with the City of Beacon Comprehensive Plan and, if applicable, Local Waterfront Revitalization Plan ("LWRP) per Chapter 220 of the Beacon City Code; and the manner in which the public interest would be served by the proposed Fishkill Creek development, including a description of the benefits to the City.

(2) A land use plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreation facilities, utility and maintenance facilities and open space.

(3) An indication of the approximate square footage of buildings, the approximate number of dwelling units of each housing type and size, and the approximate amount of floor area of each type of nonresidential use.

(4) An indication of the appropriate number of parking and loading spaces in relation to their intended use.

(5) A general indication of any phasing of construction.

(6) The general configuration of the interior road system, connection/access to the adjoining road system, and an analysis of the need for and the feasibility of providing emergency access.

(7) A plan showing the relation of the proposed uses to existing and proposed uses adjacent to the site that are not part of the application.

(8) The general configuration of the pedestrian circulation system, the connection of such pedestrian passageways to adjoining properties and a description of how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan.

(9) The proposed architectural treatment of views and viewing points from the site to Fishkill Creek; to the site from Fishkill Creek; and over the site from important viewsheds, including those identified in the LWRP, all subject to the City Council's review of photo-simulations as it shall request the applicant provide.

(10) Descriptions, sketches, and sections showing the design scheme contemplated for the entire development and specifically for any public spaces or major elements of the plan.

(11) Such additional information as the Council may deem necessary in order to properly evaluate the application.

City Council Concept Plan Review (§ 223-41.13.F(2))

The Council must refer the application for concept plan approval to the Planning Board for a report and recommendation. The Planning Board shall review all documents and materials relating the application and may make any advisory recommendation to the City Council.

The Council shall hold a public hearing on the application for a Fishkill Creek development concept plan approval. Only after the Council has held the required public hearing, completed SEQRA and made a consistency determination under the City's Local Waterfront Consistency Law (if applicable) per Chapter 220 of the City Code, may the City Council render a decision on the concept plan.

The City Council **may** approve the concept plan upon a finding that the following conditions and standards have been met:

(1) The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

(2) The proposed Fishkill Creek development project complies with § 223-41.13I(15), Fishkill Creek vegetative buffer.

(3) The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § 223-41.13I, to the extent applicable at the concept plan stage. The Planning Board is charged with reviewing and approving the details of the project during its site plan review process.

(4) The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

(5) The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

(6) The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

(7) The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

(8) The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

In approving any Fishkill Creek development concept plan, the Council may attach such conditions, safeguards and mitigation measures as it deems necessary or appropriate to assure continual conformance to all applicable standards and requirements and to fulfill the intent and purposes of the City Zoning Code. Accordingly, the Council may approve the concept plan, but it is not obligated to if it finds that the plan will not meet all of the criteria set forth under § 223-41.13F(2)(b). In order to disprove a concept plan, the Council needs to make a rational decision based upon the record before it. Community opposition is not sufficient, and there must be a finding that the project does not satisfy the aforementioned criteria.

The Difference Between Concept Plan, Site Plan, and Special Permit Approval

Importantly, concept plan, site plan, and special permit approval are not required for all types of land uses.

Concept plan approval is only required for applications within the FCD and Senior Affordable Overlay District. Concept plans are subject to Council approval and are intended to provide a generally detailed plan sketch of a project in order to determine that the proposed project meets the special requirements for these two districts. The plans should be drawn "approximately to scale, but need not be to the precision of a finished engineering drawing or a final site plan." In other words, a concept plan is a *concept* but not the finished project. For this reason, when concept plan approval is required, it must always precede the Planning Board's site plan approval.

Site plans are significantly more detailed than a concept plan, and include, but are not limited to: detailed engineering schematics, precise locations of buildings and natural features, setbacks and heights of structures, topographic and grade elevations, locations of all parking, loading and ingress/egress, drainage, stormwater plans, sewer and water lines, and detailed landscaping and lighting plans.

Special permit uses are permitted as of right but have additional conditions and requirements than land uses which are simply permitted. Section 223-18B(1)(a)-(f) of the City Code provides for a list of general conditions and standards which all special use permits are subject to; however, additional and specific conditions and standards can apply depending on the type of special use permit. For example, the conditions and standards for a special permit for a car wash use under § 223-21 of the City Code are different than the conditions and standards for a bed-and-breakfast use. Special permits can be issued by either the Council or the Planning Board depending on the type of use. Special permits can be issued at varying times during the plan review. For example, if the application is subject to the concept plan and the Council is the permitting authority for the special use permit, the Council could grant concept plan and special permit approval at the same time (but after a SEQRA determination is made).

Please do not hesitate to contact our office with any questions. Thank you.

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Mayor Lee Kyriacou and Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: September 22, 2026

RE: Fishkill Creek Development (FCD) and Hotels Local Law

At the September 21, 2026 City Council workshop, the Council reviewed comments from the Planning Board and Dutchess County Planning regarding the proposed amendments to the Fishkill Creek Development (FCD) District. Council discussed each of the comments and provided direction regarding the changes to be incorporated into the proposed Local Law.

This memorandum summarizes the policy decisions and drafting direction provided by the City Council during that discussion and identifies how those decisions have been incorporated into the accompanying revised Local Law.

1. **Hotel Occupancy and Kitchens.** The Planning Board asked whether hotel length of stay and kitchen facilities could blur the distinction between transient lodging and dwelling units.

    - ❖ The Council was not opposed to longer-term hotel stays and determined that the existing distinctions within the zoning and building codes provide sufficient safeguards. A majority therefore supported retaining the proposed removal of the hotel-room kitchen prohibition. The Local Law has been retained as drafted with respect to kitchen facilities, and no additional length-of-stay restriction has been added.

    - ❖ The discussion also raised whether hotels should be required to be part of a mixed-use development, including consideration of affordable/BMR housing. No consensus was reached on this separate issue, and no additional changes have been made at this time.

2. **Hotel Approval Process.** The Planning Board suggested making hotels a special permit use so that the Council or Planning Board could provide additional review and potentially regulate hotel size.

    - ❖ The Council determined that a special permit would not provide meaningful additional review beyond the existing FCD Concept Plan and Site Plan processes. Hotels have been retained as a permitted use in the revised Local Law.

3. **Hotel Check-In and On-Site Management.** The Planning Board recommended modernizing the existing requirement for a traditional lobby, registry desk, and staffing model to accommodate electronic and mobile check-in

    - ❖ The Council supported allowing electronic registration/check-in while retaining an on-site management presence. The hotel regulations have been revised to allow

electronic registration/check-in while requiring an on-site management presence, rather than requiring a particular physical registry desk or office.

4. **Restaurant Size Limitation.** The Planning Board recommended reconsidering the existing 5,000-square-foot maximum for restaurants and other eating/drinking establishments in the FCD.

    - ❖ The Council supported eliminating the 5,000-square-foot restaurant cap City-wide, rather than limiting the change to the FCD. The Local Law has been revised accordingly to eliminate the 5,000-square-foot limitation within the FCD. Implementation of this change within the CMS and L Districts has been deferred pending further review of how removal of the limitation may affect existing businesses and potential development footprints within those districts.

5. **Fishkill Creek Buffer.** The Planning Board recommended clarifying the point from which the Fishkill Creek buffer is measured and considering whether the existing buffer dimensions should be increased based on DEC guidance.

    - ❖ The Council supported retaining the existing Fishkill Creek buffer requirements, including the average 50-foot buffer and 25-foot minimum. The existing dimensional requirements have been retained, and a cross-reference between the related buffer and design provisions has been added to clarify that the requirements are to be read and applied together.

6. **Streetscape Standards.** The Planning Board recommended adding more prescriptive streetscape regulations and guidance within the FCD.

    - ❖ The Council reviewed and was comfortable with the existing FCD streetscape and design standards. The existing standards have therefore been retained without additional prescriptive requirements.

7. **Viewsheds and Greenway Trail.** The Planning Board recommended considering additional viewshed regulations, including contextual renderings from Tioronda Bridge and other public vantage points.

    - ❖ The Council discussed strengthening protections for views from and toward the Fishkill Creek Greenway and Heritage Trail. Upon further review, the existing FCD regulations already provide substantial protections addressing this concern. Specifically:
        i. §223-41.13(F)(1)(h) requires the Concept Plan to describe how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan, and §223-41.13(F)(2)(b)[4] requires the City Council to make a finding of consistency with that Plan as part of Concept Plan approval.

ii. §223-41.13(F)(1)(i) requires consideration of the architectural treatment of views "from the site to Fishkill Creek," "to the site from Fishkill Creek," and "over the site from important viewsheds," and expressly authorizes the City Council to require photo simulations as part of its review.
iii. §223-41.13(F)(2)(b)[8] requires FCD development to "maximize important views and view corridors" and to incorporate, protect and/or enhance important views and view corridors through site layout and design.
iv. The FCD design standards also require an interconnected pedestrian system providing access to the Greenway Trail and contain specific public-access requirements intended to create linkages with existing and anticipated pedestrian and bicycle trail systems.

- ❖ Accordingly, no additional amendment has been made at this time, as the existing FCD regulations provide the City Council and Planning Board with sufficient authority to evaluate views from the Greenway Trail and require appropriate visual information during project review.

8. **Building Height.** Dutchess County Planning recommended considering four or more stories rather than the existing three-story/40-foot maximum and/or establishing a height framework responsive to topography similar to the Waterfront Development District.

   - ❖ The Council supported retaining the existing three-story/40-foot maximum building height. The existing FCD height standard has therefore been retained without modification.

9. **Building Coverage.** Dutchess County Planning recommended considering an increase to the existing 35% maximum building coverage and focusing instead on impervious coverage.

   - ❖ The Council supported retaining the existing 35% maximum building coverage in the FCD at this time. Council expressed interest in separately considering a shift from building coverage to impervious coverage as part of a future City-wide zoning update. The existing 35% building-coverage standard has therefore been retained in the revised Local Law.

10. **Minimum FCD Development-Site Size.** Dutchess County Planning recommended reducing the minimum FCD development-site size from two acres to one acre.

    - ❖ The Council supported the recommendation. The Local Law has been revised to reduce the minimum FCD development-site size from 2 acres to 1 acre.

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

John Gunn, Chair

August 19, 2026

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

Subject: City Council Referral of Local Law Amending the Fishkill Creek Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City's zoning code regarding regulations governing hotels and the Fishkill Creek Development (FCD) District. The proposed Local Law was reviewed during the August 11, 2026 Planning Board meeting. Planner, Natalie Quinn, summarized the proposed local law with the Planning Board.

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

- Council and staff should investigate what, if any, other state or local regulations regulate the length of stay at hotels to ensure they do not revert to a dwelling unit
- Consider whether allowing kitchen facilities in hotel rooms would convert the hotel room to a "dwelling unit" (sleeping area, bathroom, food prep)
- Consider making "hotel" a special permit use so that Council or Planning Board can review and limit size if needed
- Board members showed support for modification of the hotel supplemental regulations to permit newer/more modern models of hotel that use technology for check-in rather than lobby and staff. These newer technologies are utilized to streamline check-in and reduce cost of bookings.
- With reference to Section 223-41.13.B(5) of the City Code (which is not currently proposed to be amended), the Council should consider the 5,000 sq foot size limitation currently placed on restaurants in the FCD. Many restaurants on Main Street are bumping up against seating caps that prevent them from expanding.
- With reference to Section 223-41.14.I, the Council should clearly establish a point from which the buffer zone is measured. Per DEC guidance, should also consider extending the required buffer area to 35-100ft for stream protection.
- Council should consider adding more prescriptive regulations and guidance for regulating streetscapes.
- Council should consider if regulations governing viewsheds from Tioronda Bridge and others vantage points would be appropriate. To this point, the Board recommends adding language like that which was added to the Train Station District to require contextual renderings of important viewsheds.

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

John Gunn, Chair

Sincerely,

John Gunn (MP)

John Gunn
Planning Board Chair

JG/mp

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Municipal Board **Project Name**: Proposed Local Law Concerning the Fishkill Development District and Hotels **Action**: Zoning Amendments **Applicant**: City of Beacon **Property Address**:	**Referral #**: ZR26-164 **Date Received**: 8/14/2026 **Date Requested**: 9/2/2026 **Date Issued**: 9/1/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The proposed local law would amend the zoning code for the Fishkill Creek Development District to eliminate the minimum lot size area per unit (maximum residential density) while retaining the bulk standards, which limit height, lot coverage, etc; to revise the minimum setback to be measured from public streets only; and to allow hotels as a permitted principal use (similar to inns). It would also update the supplemental regulations for hotels to allow kitchens in hotel rooms and to allow hotels as part of mixed-use projects.

COMMENTS

We support the City's efforts to provide flexibility for development within the FCD district, while maintaining reasonable form-based regulations. We encourage the Board to provide additional flexibility; in particular, we suggest considering:

- Allow buildings of 4 or more stories (vs. 3), and/or provide a height limit based on topography (ground floor elevation), similar to the Waterfront Development zone
- Allow additional building coverage (vs. 35% maximum), but focus on limiting impermeable coverage
- Allow development on parcels of one acre or more (vs. 2 acres), to allow all parcels in the district (except the pump station) the opportunity for redevelopment.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

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

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes ☐No
Solid Waste Management Facility	☐Yes ☐No
Hazardous Waste Management Facility	☐Yes ☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes ☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes ☐No
Waste Transporter	☐Yes ☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature Christian A.L. Gates Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

July 30, 2026

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project : Local Law re FCD & Hotels
Date : October 5, 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency-s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☑	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts:		☐	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:	D2g	☐	☐
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☐	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☐	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)			
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☑ ☑	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	 ☑ ☑	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ■ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts:		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ■ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☑ NO ☐ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

The proposed Local Law, the Full Environmental Assessment Forms Part 1 and Narrative, Part 2, the City of Beacon Schedule of Uses, the City of Beacon Schedule of Dimensional Regulations, memorandums from the City Planner, the Beacon Zoning Map, the Dutchess County Dept. of Planning & Development GML 239-m referral response letter (09.01.2026), and the City of Beacon Planning Board referral response letter (08.19.2026), and discussions at Beacon Council meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City Council of the City of Beacon as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: A Local Law amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotel Uses.

Name of Lead Agency: City Council of the City of Beacon

Name of Responsible Officer in Lead Agency: Benjamin Swanson (Delegated to the City Administrator per City Council Resolution)

Title of Responsible Officer: City Administrator

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Christian A.L. Gates Date: 10/2/2026

For Further Information:

Contact Person: Benjamin Swanson, City Administrator

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5000

E-mail: cityofbeacon@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

Beacon – FEAF Part 3 Attachment
Negative Declaration of Environmental Significant

Proposed Local Law Concerning the Fishkill Creek Development District and Hotels

On July 20, 2026, the Beacon City Council (the "City Council") introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to revise the regulations pertaining to the Fishkill Creek Development district ("FCD") and hotel uses. The proposed Local Law does not amend the City's Zoning Map. By letter dated September 1, 2026, the Dutchess County Department of Planning and Development offered comments on the Local Law. By letter dated August 19, 2026, the City of Beacon Planning Board (the "Planning Board") offered its comments on the Local Law. On September 21, 2026, the City Council discussed the comments from the Planning Board and the Dutchess County Department of Planning and Development.

The FCD consists of only nine (9) tax parcels, ranging in size from approximately 0.03 acres to 11.07 acres, with one (1) outlier parcel being 49.9 acres (a right-of-way along an abandoned rail line). Several parcels in the FCD have been recently developed, yet others remain vacant and/or underutilized. Parcels in the FCD are typically former industrial properties, vacant land, and portions of the rail line. The purpose of the proposed Local Law is to make narrowly tailored amendments to the FCD to encourage redevelopment of such vacant and underutilized properties. In summary, the proposed Local Law makes the following changes:

- Provide that "hotels" are a permitted use in the FCD. Presently, "hotels" are prohibited in the FCD, yet "inns" are permitted. An "inn" is defined as a "hotel" with fewer than ten (10) guest rooms. The Zoning Code also provides ambiguity as to whether a "hotel" could be construed as a "similar" use to an "inn" thereby authorizing approval of a "hotel" by the City Council pursuant to Zoning Code § 223-41.13(B)(12). Moreover, "bed-and-breakfast establishments" are also permitted in the FCD.

- Updating the regulations pertaining to "hotel" uses to better reflect modern hotels. Electronic or mobile check-in will be permitted, provided there is an on-site manager or other hotel representative present. The Local Law also eliminates the requirement that all buildings or structures on the site of a hotel be strictly limited to usual hotel activities and accessory uses of hotel. This will allow residential and other commercial components to be located on the same site as a hotel. The Local Law eliminates the prohibition on kitchen facilities in hotels. Modern building code requirements allow kitchen facilities in hotel rooms, and sufficient safeguards exist under State and local laws, rules, and regulations to ensure that hotels are not impermissibly converted into multifamily dwellings or single-room occupancy uses.

- Elimination of the 5,000 square foot restriction for restaurants, bars, brew pubs or other eating and drinking establishments in the FCD. This change was recommended

by the Planning Board as it can prevent establishments from expanding and effectively imposes a seating cap which may not otherwise apply.

- Reduction of the minimum lot size from two (2) acres to one (1) acre. This recommendation was offered by the Dutchess County Department of Planning and Development and will give all parcels in the FCD the opportunity to be developed (excluding a pump station).

- Elimination of the maximum dwelling unit density of 11 units per acre. The current maximum does not reflect the City's housing development and affordability goals. Accordingly, eliminating this maximum will add flexibility. New development will continue to be limited by the FCD's existing form-based dimensional and design standards (e.g., building coverage, open space, scale, height, setbacks, dwelling unit size, frontage, massing, etc.).

- Elimination of the reference to private streets when measuring the minimum building setback. This revision also adds that building setback measurements shall include the pavement edge of a public right-of-way. These revisions are consistent with the City's other Zoning Code regulations. The minimum building setback will also continue to be measured from the edge of the pavement of any public streets. There are no changes to the underlying 12-foot minimum building setback.

- Clarification of the Fishkill Creek buffer and minimum setback. This revision was recommended by the Planning Board and includes a citation to the relevant Zoning Code section. The revision also clarifies that the setback distance is to be measured "from the top of the creek bank."

The determination of environmental significance made herein pursuant to the State Environmental Quality Review Act ("SEQRA") is only applicable to the proposed Local Law and is not a review of environmental significance of any proposed development. For clarity, any and all subsequent development within the FCD or development of hotels shall be subject to project specific environmental review pursuant to SEQRA and the Beacon City Code.

The proposed Local Law will not have a significant adverse impact on the environment for the following reasons:

The proposed Local Law is not inconsistent with the City's Zoning Code or Comprehensive Plan. The 2017 City of Beacon Comprehensive Plan supports the continued redevelopment of the Fishkill Creek corridor through a mix of residential, commercial, cultural, and recreational uses. The Plan specifically encourages expanded tourism opportunities, and amenities such as inns, spas, restaurants, and other destination-oriented uses to support the City's economic development opportunities. Importantly, the Plan recommends encouraging the redevelopment of vacant and underutilized industrial sites along the Fishkill Creek for new residential, commercial, or light industrial uses. Accordingly, the proposed Local Law is consistent with the Comprehensive Plan as it will expressly allow hotels within the FCD, which

is a hospitality and tourism use. Allowing "hotels" in the FCD is not inconsistent with the Zoning Code because "hotels" are the same type of land use as "inns", which is a permitted use in the FCD. Moreover, the proposed Local Law includes narrowly tailored changes intended to encourage development of vacant or underutilized parcels. For example, reducing the minimum lot size to one (1) acre zoning will allow all parcels in the FCD to be developed in some manner (excluding the existing pump station). The elimination of the maximum number of dwelling units is also consistent with the City's form-based Zoning Code requirements and furthers the City's housing development goals. New development will continue to be regulated under existing bulk and design standards as well as existing features (e.g., lot coverage, setbacks, height, open space, the Fishkill Creek, the rail line right-of-way, steep slopes, etc.). As such, the proposed Local Law is consistent with existing permitted land uses in the FCD and is consistent with the Comprehensive Plan's goals for redevelopment in the FCD.

The proposed Local Law does not create any adverse environmental impacts because the Local Law does not result in direct or physical impacts to the land. Instead, each application for land use approvals in the FCD or for the development of hotels will involve a unique and individual set of circumstances, the particular nature of which will be subject to the regulations and requirements of the Zoning Code, the City Code, and State law. The evaluation of such future uses will involve independent review for conformance with the Zoning Code as well as environmental impacts. However, the proposed Local Law alone will not have a direct impact on land. As such, the potential for secondary or indirect effects of the proposed Local Law does not support the conclusion that the legislation will or may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Furthermore, potential secondary or indirect impacts do not give rise to any currently identifiable potential significant adverse environmental impacts. Therefore, an environmental impact statement need not be prepared.

The proposed Local Law does not propose any actions, or land uses which are sharply or drastically different from surrounding land use patterns. Full build out of the FCD is also unlikely due to limitations caused by the Fishkill Creek, steep slopes, and the rail line right-of-way.

The proposed Local Law will not result in a substantial adverse change or impact to existing air quality, ground or surface water, traffic or noise levels, nor a substantial adverse change or impact for erosion, flooding, leaching or drainage. The changes to the text of the Zoning Code are primarily to update existing regulations. For example, no changes are proposed to the applicable parking requirements, erosion control requirements, building heights, stormwater pollution prevention requirements, nor will new uses be permitted which are inconsistent with existing regulations. The changes to the setback requirements are consistent with other Zoning Code regulations and do not alter the underlying 12 foot minimum. The removal of the density limitation in the FCD is not expected to have significant impacts as development will continue to be regulated and constrained by the City's form-based zoning regulations. The reduction to the one (1) acre lot size is also not anticipated to have significant impacts as a one (1) acre

minimum will still be one of the City's larger lot zones but will allow the development of certain underutilized and/or vacant parcels in the FCD. To the extent that this environmental review precedes future development, such development shall be subject to all City zoning and land use requirements, which is no less protective of the environment than the requirements of SEQRA.

The areas affected by the proposed Local Law have been developed for decades, including industrial and commercial uses. Given the FCD is a developed district, and the other changes to the hotel regulations do not impact the City's bulk regulations, the proposed Local Law will not have a direct impact on or cause the removal or destruction of large quantities of flora or fauna, nor substantially interfere with any protected flora or fauna, habitats, or environmentally sensitive areas.

The proposed Local Law will not result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources of the existing community or neighborhood. Nor will it create a hazard to human health or significant change in the intensity of land uses, or result in the loss of open space or recreation because the changes to the City's schedule of uses and dimensional requirements are limited.

As such, for the reasons herein and the reasons set forth in the Full Environmental Assessment form Parts 1 and 2, and the information contained in the record, the proposed Local Law will not have a significant adverse environmental impact.

City of Beacon City Council Agenda
11/16/2026

Title:

Resolution No. 97 - Setting a Public Hearing for a Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

ATTACHMENTS

Resolution Setting a Public Hearing for Proposed Local Law Concerning a Tax Exemption for Seriously Disabled Veterans

Proposed Local Law Concerning a Real Property Tax Exemption for Seriously Disabled Veterans

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 97 OF 2026

SETTING A PUBLIC HEARING FOR A PROPOSED LOCAL LAW CONCERNING A PROPERTY TAX EXEMPTION FOR SERIOUSLY DISABLED VETERANS

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for the proposed Local Law to amend Chapter 199 of the Beacon City Code concerning a property tax exemption for seriously disabled veterans for December 7, 2026, at or about 7:00 p.m., at City Hall, 1 Municipal Plaza, Beacon, NY 12508, at which time all those in attendance wishing to be heard on the proposed Local Law shall be given an opportunity to do so.

Resolution No. 97 of 2026		**Date: November 16, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

LOCAL LAW NO. __ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE CONCERNING A REAL PROPERTY TAX EXEMPTION FOR SERIOUSLY DISABLED VETERANS

A LOCAL LAW to amend Chapter 199 of the Beacon City Code concerning a full property tax exemption for seriously disabled veterans.

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

Section 1. This Local Law amends Chapter 199 of the Beacon City Code, Article VI – Veterans Exemptions, to add a new Section 199-23.1 entitled "Seriously Disabled Veterans Exemption", providing a total property tax exemption for seriously disabled veterans, as authorized under Section 458-a (11) of the New York Real Property Tax Law.

Section 2. This Local Law is adopted pursuant to the provisions of Section 458-a (11) of the Real Property Tax Law, which authorizes a city to extend a one hundred (100%) percent real property tax exemption to the primary residence of a seriously disabled veteran.

Section 3. Chapter 199 of the Beacon City Code, Article VI – Veterans Exemptions, is hereby amended to add Section 199-23.1 entitled "Seriously Disabled Veterans Exemption", as follows:

§ 223-23.1 **Seriously disabled veterans exemption.**

A. Pursuant to the provisions of Section 458(a)(11) of the New York State Real Property Tax Law, the purpose of this Section is to grant a full exemption from City of Beacon taxation of real property that is the primary residence of, and owned by, a veteran who meets the requirements set forth in this Section.

B. Eligible Person.

(1) An individual is eligible for the exemption under this Section if they qualify as a seriously disabled veteran.

(2) For purposes of this Section, the term "seriously disabled veteran" is defined as:

(a) A veteran who is:

[1] Discharged or released from active military, naval, space or air service, including army and air national guard service performed pursuant to federal orders under title 10 of the United States Code, under honorable conditions; or

[2] Has a qualifying condition, as defined in section one of the New York State Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable; or

[3] Is a discharged LGBT veteran as defined in section one of the New York State Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable.

(b) Is considered to be permanently and totally disabled as a result of military service by the United States Department of Veterans Affairs.

C. Exemption. Real property that is the primary residence of, and owned by, a Seriously Disabled Veteran shall be fully exempt from City of Beacon taxation and special district charges, assessments and special ad valorem levies, provided that such veteran meets all other requirements of this Section. In no case shall the taxable assessed value of the property of a qualifying veteran be reduced below zero.

D. Application and determination of eligibility. Eligibility for this exemption shall be determined annually by the City Assessor upon the submission of an application and documentation from the United States Department of Veterans Affairs stating that the applicant is considered to be permanently and totally disabled as a result of military service. For purposes of this article, real property is considered "owned" by an eligible person if it is held in trust solely for the benefit of the eligible person. An application shall be submitted to the City Assessor on or before the appropriate taxable status date.

Section 4. Ratification, Re-adoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

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

Section 7. Effective Date.

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State and shall apply to all applications for exemptions that are based on taxable status dates occurring on or after this local law takes effect.

DRAFT

Title:

Resolution No. 98 - Authorizing the Modification of a Utility and Pedestrian Pathway Easement for Real Property Located at 18-20 West Main Street

ATTACHMENTS

Resolution Authorizing the Modification of a Utility and Pedestrian Pathway Easement for Real Property Located at 18-20 West Main Street

Keane & Beane, P.C. Memorandum Regarding a Request for Modified Easement at 18-20 West Main Street

Applicant Letter to Mayor and City Council Regarding a Pedestrian Pathway Easement Located at 18-20 West Main Street (May 21, 2026)

Applicant Letter to Mayor and City Council Regarding a Pedestrian Pathway Easement Located at 18-20 West Main Street (Jun. 24, 2026)

City Council Resolution No. 55 of 2016

Image of Land Conveyed at 18-20 West Main Street

2017 Deed

2017 Utility Easement

Amended Utility Easement

Utility Easement Plan

18 West Main Street - Pedestrian Perspective Rendering

18 West Main Street - Streetscape Rendering

18 West Main Street - Bird's Eye View Public Path Rendering

18 West Main Street - Eye Level Public Path Rendering

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 98 OF 2026

AUTHORIZING THE MODIFICATION OF A UTILITY AND PEDESTRIAN PATHWAY EASEMENT FOR REAL PROPERTY LOCATED AT 18-20 WEST MAIN STREET

WHEREAS, in 2016 the City Council authorized the conveyance of a 0.542 acre strip of land adjacent to 18-20 West Main Street in the City of Beacon, Dutchess County, New York; and

WHEREAS, said property was a remnant from urban redevelopment; and

WHEREAS, the conveyance in October 2017 was subject to the City reserving an easement for utilities and a pedestrian pathway, which deed recognized that it would be modified in the future in connection with any proposed redevelopment of the adjoining property of 18-20 West Main Street, when combined with the strip of land conveyed by the City; and

WHEREAS, the owner of 18-20 West Main Street has requested the City consider an amendment to the easement for underground City of Beacon utilities (water, sanitary and stormwater) along Beekman Street and that the requirement for the pedestrian path be adjusted to reflect the redevelopment of the property.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves the modification to the utility easement and public pedestrian path easement and authorizes the City Administrator to sign all documents necessary to effectuate the purpose of this resolution, subject to review and approval by the City Attorney and payment of the City's planning, legal and engineering fees incurred in consideration of reviewing the property owner's request.

Resolution No. 98 of 2026		**Date: November 16, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: **City of Beacon City Council**

FROM: **Keane & Beane, P.C.**

RE: **Request to Modify 2017 Easement Granted by City in Connection with 18-20 West Main Street**

DATE: **October 30, 2026**

In 2016 the City Council approved the conveyance of a 0.542 acre segment of land remaining from urban redevelopment to the adjoining property owner. The land, which had been determined was no longer needed for future City purposes and was not a buildable lot due to its minimal size (0.542 acres), was sold subject to the City retaining an easement for utilities and an easement for a pedestrian public path. The conveyance recognized that the property would be subject to redevelopment in the future and at that time, easements would be evaluated and potentially relocated.

Attached is a copy of the October 17, 2017 deed and you will note the fourth paragraph on the first page addresses the potential for the easements to be relocated. This Spring, the City received a request from the property owner to relocate the easements and in the intervening months City staff has worked with the property owner in evaluating the request. After some revisions to the plan, it was determined that the request was reasonable and there will not be any impact to the City's utilities which will be relocated at the property owner's expense. Additionally, it was recognized that relocation of the public path was appropriate so as to permit the anticipated development and to create greater public access along the sidewalk area of the property. Accordingly, the modified easement is ready for the Council's consideration. A copy of the Council's prior resolution, the deed and associated materials are attached.

Beacon Todd LLC
4 Cross Street
Beacon, NY 12508

21-May-2026

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

Re: Beekman Street Utility Easement and Public Path Easement

Dear Mayor Kyriacou and City Council Members:

Beacon Todd, LLC hopes to enable future development of new housing and commercial space along Beekman Street, on the section between West Main Street and High Street, in accordance with the objectives set forth in Beacon Comprehensive Plan and Beacon Linkage District. We respectfully request the City's support in addressing two issues that prevent us from enabling such a development.

First, we request the City consider an amendment to the easement for underground COB utilities (water, sanitary and storm sewers) along Beekman Street. This adjustment will support an active streetscape consistent with the Linkage District goals and permit a more efficient design for any future development. The existing easement would require the building to be set back further from the curb of Beekman Street than necessary to protect COB utilities. The proposed change would allow retail storefronts to be located closer to the regular flow of pedestrians along the sidewalk, while fully protecting the City's ability to maintain and repair its utilities. The revised easement will ensure the City's preferred access-and-maintenance zone for each utility (a 20-foot-wide strip centered on the below-grade utility) defined by the COB Water Department and Consultant Engineer.

Second, we request the City enter into an easement agreement to codify the deed and sale requirement for a public path connecting West Main Street and Beekman Street. When the City of Beacon sold the parcel to Beacon Todd, LLC in 2015, the sale agreement included a redevelopment condition that Beacon Todd LLC maintain a path for the public to cross the property from Beekman Street to West Main Street. Our title search revealed that we never entered into a formal easement agreement for this redevelopment condition. An easement agreement will strengthen the City of Beacon's enforcement of this requirement while providing certainty to any future development investors that the property is complying with requirements.

Attached are exhibits describing the proposed changes to the Utility Easement, and exhibits establishing the Public Path Easement:

Utility Easement

- Draft First Amendment to Utility Easement Agreement
- Engineers Plan (letter + 30x42 sizes) of existing and proposed utility easement area, showing the existing underground COB utilities, attached as Schedule A to the Amendment to Utility Easement Agreement
- Legal Description and Surveyors Map of the Amended Utility Easement

Public Path Easement

- Draft Easement Agreement for the Public Path Easement
- Draft Termination and Release for the Condition of Sale to document the obligations for the Public Path condition of sale will now be enforced through the Public Path Easement Agreement.

These proposals offer the following benefits to the neighborhood and the COB:

- An updated easement fully protecting the City's access to utilities along Beekman Street and extending that easement west, around the corner, to cover the existing water line serving West Main Street.
- The potential for a streetscape on Beekman Street that is more fully consistent with the Comprehensive Plan, allowing storefronts to be located closer to the sidewalk than would be possible with the existing easement.

We are excited to participate in the restoration and reinforcement of commercial vitality in the Linkage District. We look forward to answering any questions and addressing any concerns the Council may have.

Sincerely,

Joe Donovan

cc: Natalie Quinn, KARC Planning Consultants
Nick Ward-Willis, Keane and Beane
John Russo, Lanc and Tully Engineering

G:\..\BT ..\Cap ..\Reg ..\Easement adj - COB Council 21-May-2026

Lindley Todd LLC
4 Cross Street
Beacon, NY 12508

24-June-2026
Mayor Kyriacou and City Council Members
1 Municipal Plaza
Beacon, NY 12508
Re: Amendment to COB easements on W.Main/Beekman/High Streets

Dear Mayor Kyriacou and City Council Members:

The attached site plan (pdf labeled *"Utility Easement Plan")* shows a concept design for an amended "Public Path". The proposal keeps the public path close to the building on West Main, and as close as possible to the current public path location to provide people with a clean, safe, and well-lit pathway throughout the year. The path location also supports the Linkage District goal of an active streetscape by bringing people past retail/commercial uses on the West Main Street side of a future development. That intent is illustrated in the rendering with pdf label of *"West Main Plaza proposal"*. This concept design is a draft proposal we expect to be adjusted in response to guidance from the Planning Board as part of the Site Plan Application process.

The site plan also shows current thoughts about footprint of the building relative to both the existing (25' wide) COB utility easement and the proposed/requested narrower easement negotiated with the COB water department. Bringing the face of the building closer to the Beekman Street brings several benefits to the project and to the general public:

- Greater engagement of the retail/commercial uses with the public way (and allowing compliance with the Linkage District zoning stipulation that the front setback/yard be no more than 20'). The quality of the streetscape we are aiming for is illustrated in the rendering with pdf label of *"Beekman Streetscape proposal"*.
- The adjusted easement adds several critical feet in the E-W dimension to the basement-level parking area, making it possible to accommodate more fully screened off-street parking spaces.
- Similarly, on the upper floors, those few extra feet will accommodate more gracious layouts for the apartments.

We believe the easement change will benefit the City as a whole and the immediate neighborhood, as well as the project itself, and we look forward to hearing about next steps.

Sincerely,

Joe Donovan
Lindley Todd, LLC

cc: Natalie Quinn, KARC Planning Consultants
Nick Ward-Willis, Keane and Beane
John Russo, Lanc and Tully Engineering

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 55 OF 2016

RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY ON WEST MAIN STREET

WHEREAS, there exists a certain tract or parcel of land located at West Main Street, located in between the road bed and right of way of West Main Street and the real property located at 18 West Main Street (Parcel No. 130200-5954-26-647966) in the City of Beacon, Dutchess County, New York; and

WHEREAS, the City is the record owner of said parcel and the property is not needed by the City of Beacon for any municipal purposes; and

WHEREAS, the City Council has the authority pursuant to General City Laws §20 to sell and convey real property, when not needed for City purposes; and

WHEREAS, pursuant to Section 1.07 of the City Charter, the City Council may by resolution vote to sell City property upon such terms and conditions as the City Council may deem proper; and

WHEREAS, the City has reviewed the Purchase and Sale Agreement for the sale of the City-owned property to Beacon Todd, LLC for the amount of $1,500.00.

NOW THEREFORE, BE IT RESOLVED, that the City of Beacon City Council, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617 and upon review of the EAF and all other materials prepared for this unlisted action, hereby adopts the attached Negative Declaration.

BE IT FURTHER RESOLVED, the City Council hereby declares the real property as described above is not needed for municipal purposes and authorizes the Mayor or City Administrator to enter into a Purchase and Sale Agreement to convey the real property to Beacon Todd, LLC, along with all documents as may be necessary to effectuate the purpose of this Resolution, subject to review and approval by the City Attorney.

Resolution No. 55 of 2016		**Date: May 16, 2016**					
☐ ☐ **Amendments**					☐ **2/3 Required**		
☐ ☐ **Not on roll call.**			☐ **On roll call**		☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	X	**Ali Muhammad**	X				
X		**Omar Harper**	X				
		Lee Kyriacou	X				
		George Mansfield	X				
		Pamela Wetherbee	X				
		Peggy Ross	X				
		Mayor Randy J. Casale	X				
		Motion Carried	X				

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		
City of Beacon		
Name of Action or Project: Sale of vacant land adjacent to 18 West Main Street, Beacon, New York		
Project Location (describe, and attach a location map): Adjacent to 18 West Main Street, Beacon, New York		
Brief Description of Proposed Action: Sale of vacant land that the City acquired through an urban renewal program.		
Name of Applicant or Sponsor: City of Beacon	Telephone: 845-838-5009 E-Mail: administrator@cityofbeacon.org	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508

	NO	YES
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.	☑	☐
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:	☑	☐

3.a. Total acreage of the site of the proposed action?	<1 acres
b. Total acreage to be physically disturbed?	0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<1 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

	NO	YES	N/A
5. Is the proposed action,			
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? If Yes, identify: _____	NO ☑	YES ☐	
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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Vacant land - no potable water necessary	NO ☑	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☑	YES ☐	
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? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☑	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

	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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: City of Beacon Date: May 16, 2016

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.

City of Beacon City Council	May 16, 2016
Name of Lead Agency	Date
Anthony Ruggiero	City Administrator
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

SEQR

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: _____ **Date: May 16, 2016**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Beacon City Council, has determined that the Proposed Action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Sale of vacant land located adjacent to 18 West Main Street, Beacon, New York

SEQR Status: Type I _____

Unlisted __X__

Conditioned Negative Declaration: Yes _____

No __X__

Description of Action:
Sale of vacant land located adjacent to 18 West Main Street, Beacon, New York, acquired by the City pursuant to an urban renewal program.

Location: Adjacent to 18 West Main Street, Beacon, New York

5102/45/566445v1 5/11/16

Reasons Supporting This Determination:

COULD THE PROPOSED ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:

1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? **The proposed action will not result in any significant adverse impacts to air quality, surface or ground water quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or cause flooding problems.**

2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? **The proposed action will not result in any significant adverse impacts to aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character.**

3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? **The proposed action will not result in any significant adverse impacts to vegetation, fauna, fish, shellfish or wildlife species, significant habitat, or threatened or endangered species.**

4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? **The proposed action will not result in any significant adverse impacts to officially adopted plans or goals.**

5. Growth, subsequent development, or related activities likely to be induced by the proposed action? **The proposed action will not induce growth, subsequent development, or related activities.**

6. Long term, short term, cumulative, or other effects not identified in #1 through #5 above? **The proposed action will not result in significant adverse long-term, short-term, cumulative or other effects.**

7. Other impacts (including changes in use of either quantity or type of energy)? **None.**

Involved Agency:

For Further Information:

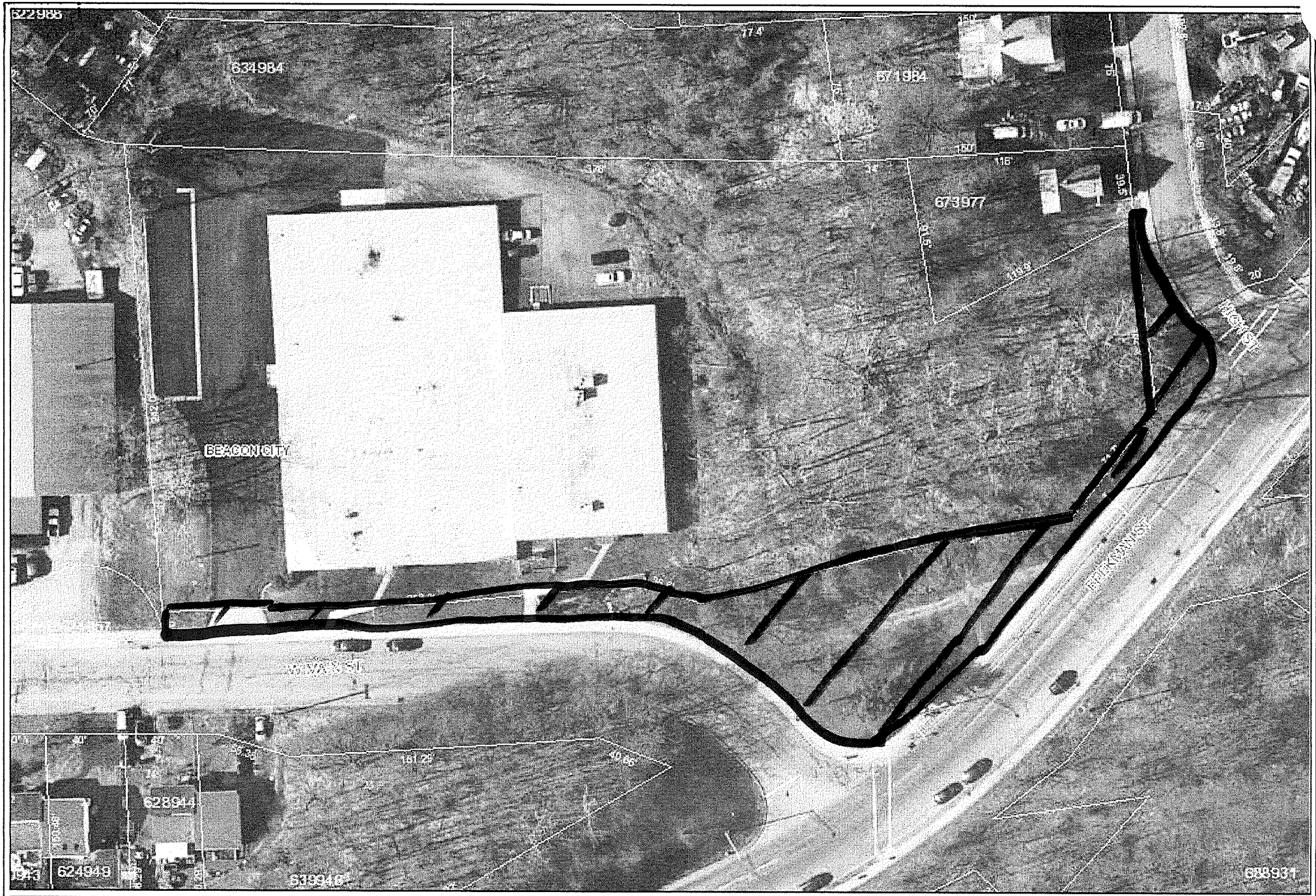
Contact Person: Anthony Ruggiero, City Administrator

Address: City of Beacon
One Municipal Plaza
Beacon, NY 12508

Telephone Number: (845) 838-5009 Fax (845) 838-5012

For Unlisted Actions, a copy of this notice has been filed with:

The City of Beacon



Dutchess County
New York

Parcel Lines

Dutchess County, NY

Printed by
ParcelAccess

0 35 70 ft

ParcelAccess
Internet
5/12/201

Dutchess County Clerk Recording Page

Record & Return To:

ARONS & NEARY LLP
126 BARKER ST

MOUNT KISCO, NY 10549

Date Recorded: 10/27/2017
Time Recorded: 11:46 AM

Document #: 02 2017 8110

Received From: ATTORNEY S TITLE INSURANCE AGENCY INC

Grantor: BEACON CITY
Grantee: BEACON TODD LLC

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$360.00
Transfer Tax Amount:	$6.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	2105

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 13

***** Do Not Detach This Page**
***** This Is Not A Bill**

County Clerk By: cba
Receipt #: 36174
Batch Record: 298

Bradford Kendall
County Clerk

0220178110

QUITCLAIM DEED

(INDIVIDUAL OR CORPORATION)
FORM 8009

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 17th day of October, 2017

between

ANTHONY RUGGIERO, City Administrator of the City of Beacon, a Municipal Corporation, having its offices at One Municipal Plaza, Suite One, Beacon, New York 12508

party of the first part, and

BEACON TODD LLC, having its offices at 4 Cross Street, Beacon, New York 12508

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Thousand Five Hundred Dollars ($1,500.00), lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, more particularly described in Schedule "A" attached hereto.

SUBJECT to Conditions of Sale annexed hereto as Schedule "B" and made a part hereof; and

SUBJECT to an easement for public access on the area of the premises indicated on the attached Schedule "C". Said public access easement shall be further delimited by construction by the party of the second part of the public path required under the Conditions of Sale annexed hereto as Schedule "B" and upon completion of such public path, a new easement agreement shall be executed by the parties herein or their successors-in-interest specifying the exact location of the public access easement, and which easement agreement shall be recorded in the County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises, *TO HAVE AND TO HOLD* the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

CITY OF BEACON

By: Anthony Ruggiero
Title: City Administrator

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 17th day of October 2017, before me, the undersigned, personally appeared ANTHONY RUGGIERO personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. ✓

(signature and office of individual taking acknowledgment)

NICHOLAS M. WARD-WILLIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WA5027769
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES MAY 16, 2018

Quitclaim Deed

Grid No: p/o West Main Street

Return By Mail To:

John L. Arons, Esq.
Arons & Neary LLP
126 Barker Street
Mount Kisco, New York 10549

Schedule A

Howard W. Weeden, PLS, PC

Professional Land Surveying Services since 1991

62 Main Street, Walden, New York 12586

tel.: 845.778.7643 fax.: 845.778.7307

hwwpls@yahoo.com

March 7, 2015

SURVEY DESCRIPTION FOR BEACON TODD, LLC

Parcel to be Acquired from the City of Beacon

All that certain plot, piece, or parcel of land situate, lying and being in the City of Beacon, County of Dutchess, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the westerly side of High Street, said point being the southeasterly most corner of the lands reputedly of The Lindley LLC; thence from said point or place of beginning the following two (2) courses and distances along the new westerly side of said High Street, 1) on a curve concave to the east having a radius of 144.73 feet and an arc length of 90.18 feet; 2) on a curve concave to the west having a radius of 10.00 feet and an arc length of 14.97 feet; thence the following three (3) courses and distances along the new northwesterly side of Beekman Street, 1) South 53 degrees 12 minutes 05 seconds West a distance of 157.42 feet; 2) South 55 degrees 47 minutes 43 seconds West a distance of 53.90 feet; 3) South 61 degrees 08 minutes 39 seconds West a distance of 39.05 feet; thence the following four (4) courses and distances along the new northerly side of West Main Street, 1) on a curve concave to the north having a radius of 27.76 feet and an arc length of 40.04 feet; 2) North 36 degrees 13 minutes 33 seconds West a distance of 41.53 feet; 3) on a curve concave to the southwest having a radius of 141.74 feet and an arc length of

103.32 feet; 4) North 78 degrees 18 minutes 36 seconds West a distance of 222.86 feet; thence along the lands reputedly of Lo-Rac Fuel Corp., North 08 degrees 57 minutes 00 seconds East a distance of 15.00 feet; thence the following eight (8) courses and distances along the lands of Beacon Todd, LLC, 1) South 80 degrees 54 minutes 50 seconds East a distance of 144.63 feet; 2) South 82 degrees 45 minutes 40 seconds East a distance of 108.70 feet; 3) South 57 degrees 16 minutes 50 seconds East a distance of 35.65 feet; 4) North 89 degrees 26 minutes 00 seconds East a distance of 142.28 feet; 5) South 84 degrees 54 minutes 30 seconds East a distance of 54.58 feet; 6) North 51 degrees 50 minutes 50 seconds East a distance of 33.41 feet; 7) North 52 degrees 18 minutes 30 seconds East a distance of 38.35 feet; 8) North 06 degrees 42 minutes 00 seconds East a distance of 102.24 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 13 July 2015 and containing 0.542 acres of land, more or less.

Schedule B

Schedule B – Terms and Conditions of Sale

I. Condition of Property

1. Seller makes no representations that the Property meets local, County or Federal ordinances, regulations or laws governing development of property commercially, industrially or otherwise. All permits, empowerments, permissions and grants necessary for the development of the Property are at the Purchaser's risk, cost and responsibility. Any variances, permissions or grants necessary to meet these requirements are likewise at Purchaser's risk, cost and expense.

2. All lands and premises are sold in an "AS IS" condition. The Seller has performed NO inspections to verify any of the land or premises that are being sold in an "AS IS" condition. Premises which are occupied shall be sold "AS IS" and a landlord/tenant relationship does not exist between the Seller and the occupant.

3. The Property will NOT be delivered at Closing "broom clean" and Seller shall have no obligation to remove any personal property present on the Property and Purchaser shall be responsible to remove any personal property or debris.

4. Except as specifically provided for in this Contract, the Seller makes no representation and gives no warranties as to the environmental conditions of the Property.

    a. For the purposes of these conditions, "Environmental Laws" mean Federal, State and local laws and regulations, common law, orders, and permits governing the protection of the environment, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601, et seq. as amended (CERCLA); the Resource Conservation and Recovery Act, as amended 42 U.S.C. 6901, et seq.; the Clean Water Act, 33 U.S.C. 1251, et seq.; the Clean Air Act, 42, U.S.C. 7401, et seq.; the Toxic Substance Control Act, 15 U.S.C. 300f through 300j; et seq. and any amendments thereto together with any other similar laws regulating the environment existing at the time or coming into existence in the future.

    b. Purchaser acknowledges that it is taking the Property subject to all environmental conditions existing at the Property.

    c. Purchaser agrees to indemnify, defend, and hold harmless the Seller from all liability for any claims relating to any contamination, or violations of any Environmental Laws, as defined above regardless of whether relating to conditions existing prior to or following Closing, including reasonable attorneys' fees.

d. The representatives and warranties contained in this Paragraph shall survive Closing.

II. Redevelopment Conditions

5. The Deed contains an easement for the public to cross the Property from Beekman Street to West Main Street (the "Public Path") at a location to be mutually agreed to by the Purchaser and Seller. Said easement shall be shown on "Schedule C" attached hereto. The Purchaser, at the Purchaser's sole cost and expense, within 3 months of the date of Closing shall install a footpath of a minimum width of 48" to be composed of Item 4, as well as a wooden bench with a seating surface of a minimum of 16" deep by 48" wide anchored on concrete slab or pads path made of materials approved for City of Beacon sidewalks or other materials approved by the Seller along the Public Path and a resting area along the Public Path at a location to be mutually agreed to by the Purchaser and Seller. Any changes to the alignment, walking surface material and/or bench is to be mutually agreed upon by Seller and Purchaser through the issuance of a Building Permit. The Public Path and resting area shall be maintained in good condition by Purchaser and Purchaser shall be responsible for clearing the Public Path and resting area of any snow and/or ice.

III. Miscellaneous Matters

6. The Property consists of remnants of an urban redevelopment program and an exact metes and bounds description does not exist. "Schedule A" to this Deed is an ALTA/ACSM survey and legal description of the Property by Howard W. Weeden, PLS, P.C., a licensed land surveyor ("Purchaser's Survey").

7. Intentionally Omitted.

8. All sales shall be final and without recourse, and in no event shall the Seller be liable for any defects in title for any cause whatsoever. No claim, demand or suit of any nature shall exist in favor of the Purchaser, his/her heirs, successors or assigns, against the Seller arising from this sale. This paragraph shall survive the Closing.

9. The Seller hereby retains a reversionary interest in the Property for the purpose of assuring compliance with the terms of Schedule B (Terms and Conditions of Sale), Paragraph 5 above. This reversionary interest shall be set forth in the Deed and shall be binding upon any successor owner of the Property until such time as all conditions have been satisfied. If these Conditions of Sale are not satisfied within the specified times outlined herein, the Property shall revert to the Seller, free and clear of any and all claims, encumbrances or other liens as set forth below:

a. If Purchaser fails to comply with any of the conditions set forth in these Conditions of Sale, the Seller shall provide Purchaser a Notice of Failure to Comply with Terms and Conditions of Sale. Purchaser shall have thirty (30) days after receipt of such Notice to comply.

b. If Purchaser has failed to correct the condition that is set forth in the Notice by the end of thirty (30) days or as such time as may be extended in writing by the Seller, the City Council and Seller shall at its regularly scheduled meeting, adopt a Resolution declaring Purchaser to be in default.

c. Seller shall send a certified copy of such Resolution to Purchaser. Purchaser agrees that upon receipt of a certified copy of the Resolution adopted by the City Council declaring Purchaser to be in default of these terms and conditions of sale, Purchaser shall, within ten (10) days, execute a deed conveying the Property to the Seller at no cost.

d. In the event Purchaser fails to execute such deed, Seller shall have the right to commence an action in Supreme Court, Dutchess County compelling Purchaser to execute the deed and convey the Property to the Seller. Purchaser shall be responsible for all legal fees and expenses incurred by the Seller in preparing the Notice, Resolution and costs associated with any litigation.

10. The Seller reserves the right to extend or modify for good reason any of the conditions listed above.

11. Purchaser represents that it owns the adjacent property at 18 West Main Street, Parcel Grid ID#130200-5954-26-647966-0000 (the "Adjacent Parcel"). It is the intent of the Parties that Purchaser shall resubdivide the Property by deed with the Adjacent Parcel at Closing to create a single parcel consisting of both the Property and the Adjacent Parcel. Seller will consider a resubdivision by deed in this instance only and without creating any precedent in the future for any third person to rely upon, as the City is the Seller and the City will be receiving a survey and legal description prior to the conveyance to assure itself as to the accuracy of the description of the land being conveyed and resubdivided.

12. Following Closing, Purchaser shall coordinate with the Tax Assessor and DC Real Property Tax, at Purchaser's sole cost and expense, to merge the Property with the Adjacent Parcel, so that the Property and the Adjacent Parcel are combined into one single tax parcel. In the event that the Property is not presently on the Assessment Roll and assessed real property taxes, Purchaser agrees to pay its proportionate share of city, county and school taxes at Closing in an amount equal to that which it would have been apportioned if the Property were on the City's Assessment Roll. If the Property is not listed on the Assessment Roll (or will not be listed when the Assessment Roll is next

published), Purchaser shall make no objection to the Property being restored to the Assessment Roll and the Property being assessed omitted taxes, which shall be Purchaser's obligation to pay. In no event shall the Seller be responsible for the payment of any property taxes.

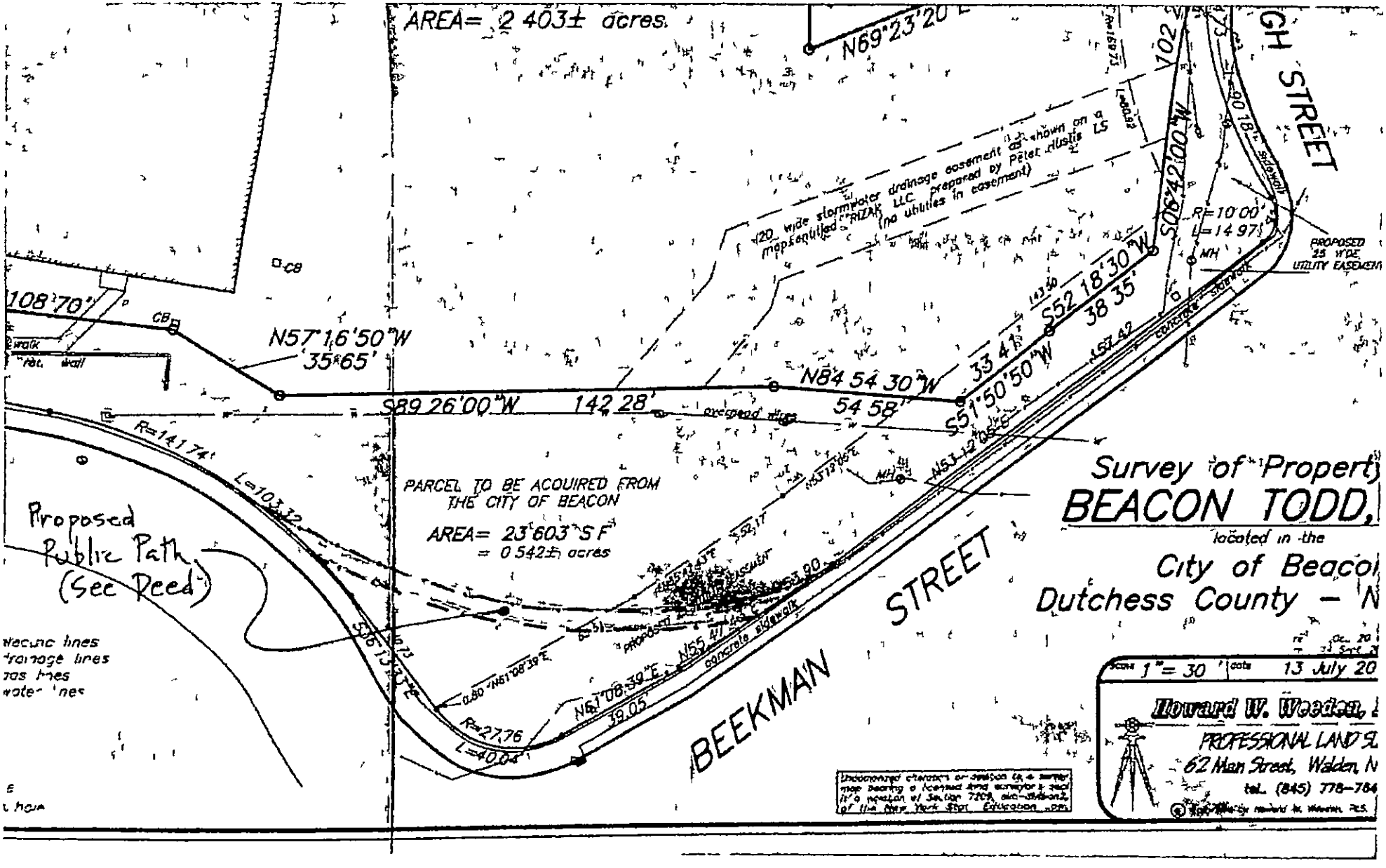
13. In accordance with NYS Tax Law §1405, Purchaser shall be responsible for paying the New York State real estate transfer tax.

14. Purchaser shall be responsible for paying Seller's reasonable attorneys' fees for this transaction at Closing.

15. All of the terms, obligations and conditions set forth in paragraphs 1 to 14 shall survive the Closing.

Schedule C

SCHEDULE "C"


AREA= 2 403± acres.
N69°23'20"E
GH STREET
102
S06°42'00"W
R=10'00"
L=14 97'
PROPOSED 25' WIDE UTILITY EASEMENT
MH
concrete sidewalk
20' wide stormwater drainage easement as shown on a map entitled "RIZAK LLC prepared by Peter Hustis LS (no utilities in easement)
CB
108'70'
N57°16'50"W
35'65'
N84 54 30"W
S89 26'00"W 142 28'
S52 18'30"W
38 35'
S51°50'50"W
54 58'
R=1417'
L=103.12
PARCEL TO BE ACQUIRED FROM THE CITY OF BEACON
AREA= 23'603 S F
= 0 542± acres
Proposed Public Path (See Deed)
S06°13'33"E
R=27.76
L=40.04
N61°08'39"E
39.05
BEEKMAN STREET
Survey of Property
BEACON TODD,
located in the
City of Beacon
Dutchess County – N
scale 1" = 30'
date 13 July 20
Howard W. Weaden,
PROFESSIONAL LAND SU
62 Main Street, Walden, N
tel. (845) 778-784



Dutchess County Clerk Recording Page

Record & Return To:

ARONS & NEARY LLP
126 BARKER ST

MOUNT KISCO, NY 10549

Date Recorded: 10/27/2017
Time Recorded: 11:46 AM

Document #: 02 2017 8112

Received From: ATTORNEY S TITLE INSURANCE AGENCY INC

Grantor: BEACON TODD LLC
Grantee: BEACON CITY

Recorded In: Deed
Instrument Type: EASE

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$105.00
Transfer Tax Amount:	$0.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	2107

Red Hook Transfer Tax:

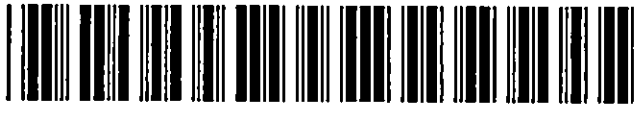
RP5217: N
TP-584: Y

Number of Pages: 12

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: cba
Receipt #: 36174
Batch Record: 298

Bradford Kendall
County Clerk



0220178112

UTILITY EASEMENT AGREEMENT

This AGREEMENT, made the 17th day of October, 2017, between Beacon Todd LLC, with offices at 4 Cross Street, Beacon, New York 12508 ("Grantor") and the City of Beacon, with offices at One Municipal Plaza, Suite One, Beacon, New York 12508 ("Grantee").

WHEREAS, the Grantor is the owner of parcels of land hereinafter described, situate, and being in the City of Beacon, Dutchess County, New York, which property is shown on the tax map of the City of Beacon as Parcel Number 130200-5954-26-647966 and vacant land adjacent thereto which does not have a parcel number (collectively, the "Premises"); and

WHEREAS, the Grantee desires to acquire from the Grantor a permanent easement on a portion of the Premises more fully described in Schedule A annexed hereto (the "Easement Area") for the purpose of installing, operating, inspecting, maintaining, repairing and replacing water and electrical utilities, including poles, lines, pipes, conduits, tunnels and similar appurtenances (the "Improvements"), needed to provide these utilities; and

WHEREAS, the Grantor agrees to convey to the Grantee such easement, subject to the conditions and for the purposes hereinafter set forth.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, and the covenants of the respective parties, as hereinafter set forth, the parties hereby covenant and agree as follows:

1. The Grantor does hereby for itself, and its heirs, successors and assigns, grant and convey to the Grantee, its successors, assigns employees, agents and authorized representatives, a perpetual exclusive right-of-way and easement to maintain, repair and replace the Improvements as may be deemed necessary by the Grantee, in said Easement Area as shown on the survey in Schedule B annexed hereto.

2. The easement rights granted herein include pedestrian access upon, over, under and across the Easement Area and the right to bring equipment onto the Easement Area as is necessary for the purposes set herein.

3. No building or structure of any kind shall be erected over the Easement Area by or on behalf of either the Grantee or the Grantor during the term of the respective easements, nor will the Grantor plant or landscape any unimproved area within the

Easement Area during the term of the respective easements except for grass, or pavement if approved by the City of Beacon.

4. In connection with any work performed by the Grantee, the Grantee will restore the surface of the Premises to the same condition that it was prior to the performance of such work to the extent reasonably practicable and to grade and seed the area, and if the area is paved as permitted by the City, Grantee shall pave such surface area. Such restoration shall be performed at the Grantee's sole cost and expense if resulting from work performed by the Grantee, except that if any such work is necessitated by any act or omission of the Grantor, then said cost and expense shall be payable by the Grantor. Any sum which is not paid after the Grantee's reasonable request for the same shall become a lien against the Premises collectable in the same manner as real property taxes.

5. It is agreed and consented to by the Grantor that the sole obligation of the Grantee in restoring the Easement Area or other portions of the Premises disturbed by the work hereunder is to restore the surface of the Premises to the same condition that it was prior to the performance of such work to the extent reasonably practicable and to grade and seed the area, and if the area is paved as permitted by the City, Grantee shall pave such surface area. Said restoration and other work to be performed hereunder shall be performed to the satisfaction of the City Engineer. Any dispute as to such restoration shall be submitted to arbitration pursuant to the Rules of the American Arbitration Association.

6. It is expressly understood that it may be necessary to remove as part of said work many, or possibly all of the trees, shrubs and bushes presently, or which in the future may be located within the Easement Area, or any improvement that may have been located in such Easement Area in violation of the terms of this Agreement. Grantee shall not be responsible for restoring or replacing any landscaping, structures or other items placed in the Easement Area in violation of this Agreement.

7. Grantor its successors and assigns, shall in no manner disturb the use and enjoyment or interfere with the intended purposes of said Easement Area by performing excavation in or near said easement so as to expose or jeopardize the Improvements within the Easement Area.

8. Grantor reserves to itself, its heirs, successor and assigns, its respective tenants, workers, employees and agents the right to enter upon the Easement Area for access to any portion of the Premises so long as it does not interfere with the use and enjoyment of this Utility Easement.

9. The Grantee agrees to indemnify and hold the Grantor, and its successors and assigns, harmless from and with respect to any and all claims, demands, costs and liability for personal injury (including death) and property damage hereafter arising or accruing with respect to any entry onto the Easement Area by Grantee, its contractors, agents and

employees under this Agreement, except such claim, demand, cost or liability as may result from the negligent act or omission of the Grantor, its servants, agents and/or employees.

10. This Easement shall be of perpetual duration and shall run with the fee of the Premises.

11. All of the work referred to herein shall be done in accordance with all applicable laws, ordinances, rules and regulations of any and all government agencies and departments having jurisdiction over such work, including without limitation by reason of specification all laws, rules and regulations applicable to the installation and maintenance of adequate erosion control measures.

12. Prior to each exercise of the easement rights granted herein, the Grantee shall make reasonable efforts to provide reasonable advance notice to the owner of the Premises of the intent to enter upon the Easement Area. In cases of emergency, no prior notice need be given.

13. This Agreement shall be subject to all easements, rights-of-way, covenants or restrictions of record.

14. If any provision of this Agreement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of the Agreement or the application of such provisions to persons or circumstances other than those to which is found to be invalid as the case may be, shall not be affected thereby.

15. This Agreement can be amended or modified only in writing in such form as is required to record a modification hereto in the Office of the Dutchess County Clerk, Division of Land Records, and signed by the parties.

16. This Agreement shall be effective upon execution by both parties and the recording thereof in the office of the Dutchess County Clerk, Land Records Division.

IT IS FURTHER UNDERSTOOD AND AGREED that this Agreement shall:

1. Apply to the owner of the Premises and all successors and assigns;

2. Be enforceable by the City, its agents and employees, by an action for injunction, damages or other relief, and in the event the City prevails in such action, the City shall be reimbursed for all costs and expenses, including reasonable attorneys' fees, incurred in connection therewith, which shall be a lien against the property or properties on which any violation occurs.

3. Inure to the benefit of the City and may not be modified, amended, or terminated without prior written consent and approval of the City.

IN WITNESS WHEREOF we have hereunto set our hands and seals the day and year first above written.

BEACON VODD LLC

By: _____
Joseph Donovan, Managing Member

CITY OF BEACON

By: _____
Anthony Ruggiero, City Administrator

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 17th day of October, 2017, before me, the undersigned, personally appeared JOSEPH DONOVAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

LISA M. GIGLIOTTI
Notary Public, State of New York
No. 02GI5012918
Qualified in Dutchess County
Commission Expires June 15, 2019

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 17th day of October, 2017, before me, the undersigned, personally appeared ANTHONY RUGGIERO personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

NICHOLAS M. WARD-WILLIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WA5027769
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES MAY 16, ~~1930~~ 2018

Schedule A

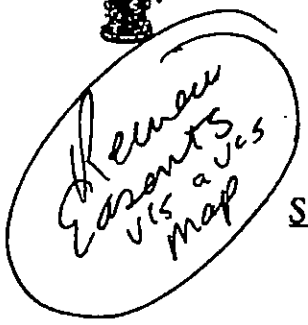
Howard W. Weeden, PLS, PC

Professional Land Surveying Services since 1991

62 Main Street, Walden, New York 12586

tel.: 845.778.7643 fax.: 845.778.7307

hwwpls@yahoo.com



March 7, 2015

SURVEY DESCRIPTION FOR BEACON TODD, LLC

Proposed 25' Utility Easement

All that certain plot, piece, or parcel of land situate, lying and being in the City of Beacon, County of Dutchess, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the westerly side of High Street, said point being the southeasterly side of the lands reputedly of The Lindley, LLC; thence from said point or place of beginning the following two (2) courses and distances along the new westerly side of said High Street, 1) on a curve concave to the east having a radius of 144.73 feet, an arc length of 90.18 feet, and a chord of South 14 degrees 43 minutes 47 seconds East a distance of 88.73 feet; 2) on a curve concave to the west having a radius of 10.00 feet, an arc length of 14.97 feet, and a chord of South 10 degrees 18 minutes 36 seconds West a distance of 13.61 feet; thence the following three (3) courses and distances along the new northwesterly side of Beekman Street, 1) South 53 degrees 12 minutes 05 seconds West a distance of 157.42 feet; 2) South 55 degrees 47 minutes 43 seconds West a distance of 53.90 feet; 3) South 61 degrees 08 minutes 39 seconds West a distance of 39.05 feet; thence the following two (2) courses and distances along the northeasterly side of West Main Street, 1) on a curve concave to the northeast having a radius of 27.76 feet, an arc length of 40.04 feet,

and a chord of North 77 degrees 32 minutes 27 seconds West a distance of 36.66 feet; 2) North 36 degrees 13 minutes 33 seconds West a distance of 0.80 feet; thence the following four (4) courses through the lands reputedly of Beacon Todd, LLC, 1) North 61 degrees 08 minutes 39 seconds East a distance of 65.51 feet; 2) North 55 degrees 47 minutes 43 seconds East a distance of 52.17 feet; 3) North 53 degrees 12 minutes 05 seconds East a distance of 143.50 feet; 4) on a curve concave to the east having as radius of 169.73 feet, an arc length of 80.92 feet, and a chord of North 41 degrees 11 minutes 55 seconds West a distance of 80.16 feet; thence along the lands reputedly of said The Lindley, LLC, North 69 degrees 23 minutes 20 seconds East a distance of 26.93 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 13 July 2015.

Schedule B

Howard W. Weeden, PLS, PC

Professional Land Surveying Services since 1991

62 Main Street, Walden, New York 12586

tel.: 845.778.7643 fax.: 845.778.7307

hwwpls@yahoo.com

March 7, 2015

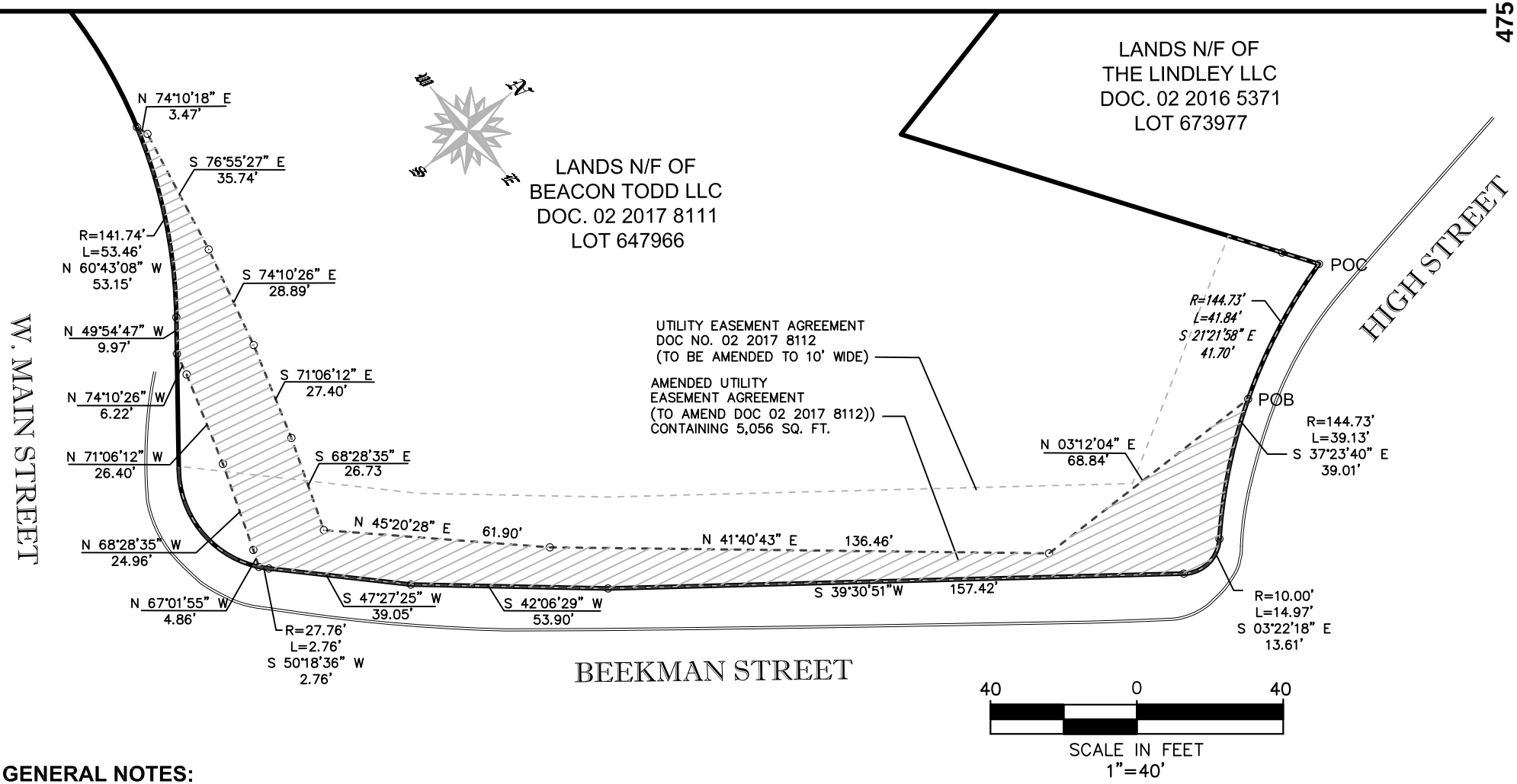
SURVEY DESCRIPTION FOR BEACON TODD, LLC

Total Parcel with Lands Acquired from the City of Beacon

All that certain plot, piece, or parcel of land situate, lying and being in the City of Beacon, County of Dutchess, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the westerly side of High Street, said point being the southeasterly most corner of the lands reputedly of The Lindley LLC; thence from said point or place of beginning the following two (2) courses and distances along the new westerly side of said High Street, 1) on a curve concave to the east having a radius of 144.73 feet and an arc length of 90.18 feet; 2) on a curve concave to the west having a radius of 10.00 feet and an arc length of 14.97 feet; thence the following three (3) courses and distances along the new northwesterly side of Beekman Street, 1) South 53 degrees 12 minutes 05 seconds West a distance of 157.42 feet; 2) South 55 degrees 47 minutes 43 seconds West a distance of 53.90 feet; 3) South 61 degrees 08 minutes 39 seconds West a distance of 39.05 feet; thence the following four (4) courses and distances along the new northerly side of West Main Street, 1) on a curve concave to the north having a radius of 27.76 feet and an arc length of 40.04 feet; 2) North 36 degrees 13 minutes 33 seconds West a distance of 41.53 feet; 3) on a curve concave to the southwest having a radius of 141.74 feet and an arc length of

103.32 feet; 4) North 78 degrees 18 minutes 36 seconds West a distance of 222.86 feet; thence along the lands reputedly of Lo-Rac Fuel Corp., North 08 degrees 57 minutes 00 seconds East a distance of 257.01 feet to an iron pin found, said pin being South 75 degrees 15 minutes 50 seconds East a distance of 24.59 feet from a nail found; thence continuing along the lands reputedly of said Lo-Rac Fuel Corp., and along the lands reputedly of Diaz, South 75 degrees 15 minutes 50 seconds East a distance of 375.65 feet; thence the following two (2) courses and distances along a deed overlap with the lands reputedly of Case, 1) South 04 degrees 59 minutes 40 seconds West a distance of 4.90 feet to an iron pin found; 2) South 85 degrees 00 minutes 18 seconds East a distance of 34.00 feet; thence the following two (2) courses and distances along the lands reputedly of said The Lindley, LLC, 1) South 00 degrees 29 minutes 40 seconds West a distance of 91.50 feet; 2) North 69 degrees 23 minutes 20 seconds East a distance of 119.91 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 13 July 2015 and containing 2.945 acres of land, more or less.



GENERAL NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES .

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

REVISED: MAY 19, 2026

18 W. MAIN STREET

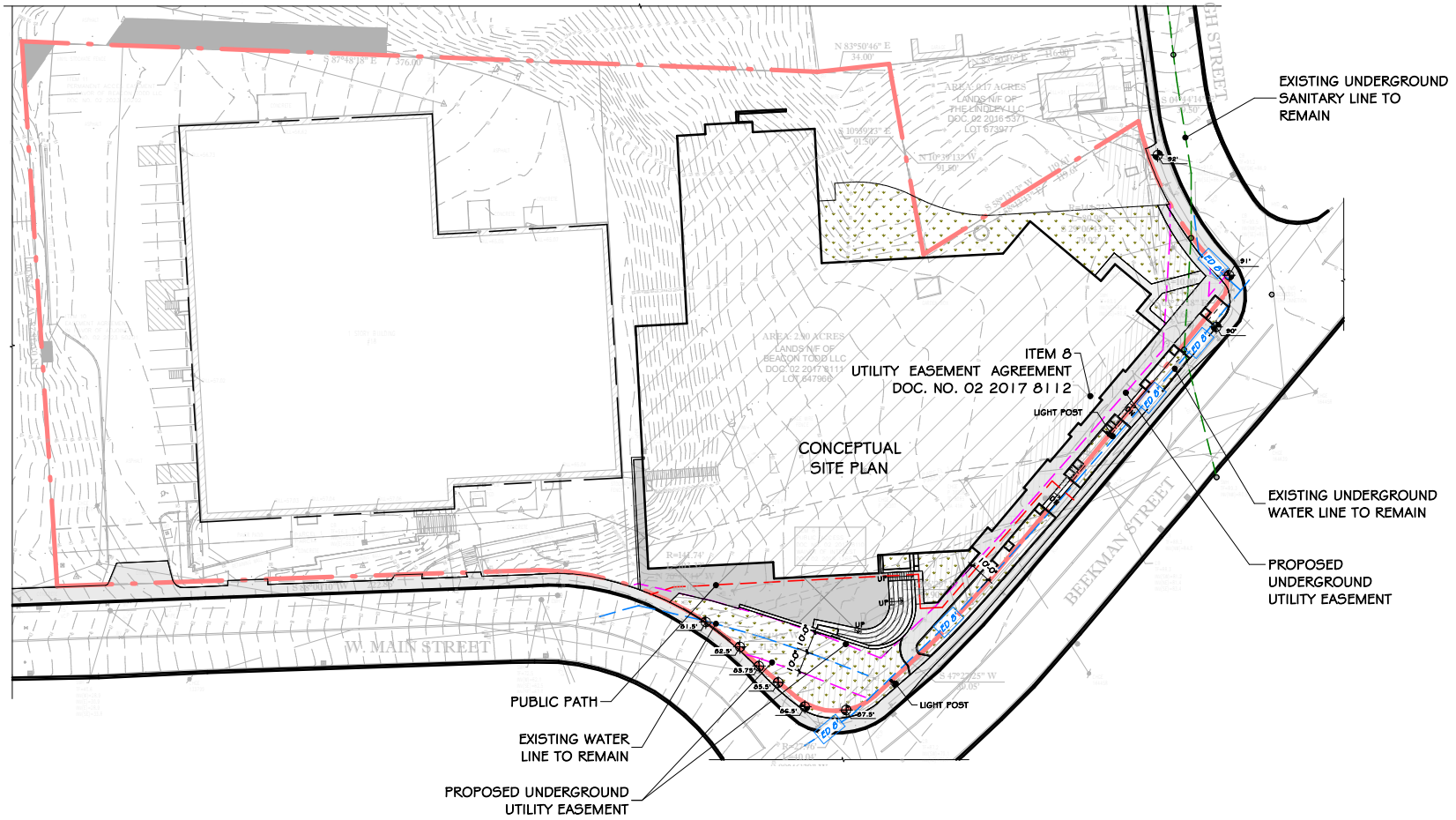
MAP OF PROPOSED UTILITY EASEMENT AMENDMENT

CITY OF BEACON	DUTCHESS COUNTY,N.Y.
SCALE: 1"=40'	MAY 9, 2026
DRAWN BY: VPA	PROJECT NO: 25-3879

STATE OF NEW YORK · VINCENT P. AUSFELD · EXCELSIOR · 49597 · LICENSED PROFESSIONAL SURVEYOR

AUSFELD & WALDRUFF LAND SURVEYORS LLP
323 CLINTON STREET, SCHENECTADY NY
PHONE : (518) 346-1595 FAX:(518)770-1655

VINCENT P. AUSFELD P.L.S.
LICENSE #049597
www.awlsllp.com



1 EASEMENT PLAN - UNDERGROUND UTILITIES
1" = 80'-0"

GENERAL NOTES

SITE IMPROVEMENTS WITHIN EASEMENT:

1. HARDSCAPE IMPROVEMENTS: WALKWAYS/SIDEWALK SURFACES SHALL BE CONSTRUCTED OF CONCRETE, PAVERS, ASPHALT OR GRAVEL; STEPS/STAIRCASES SHALL BE CONSTRUCTED OF CONCRETE OR PAVERS WITH HANDRAILS INCLUDED, WHERE NECESSARY.
2. LANDSCAPING: VEGETATIVE GROUNDCOVERS AND SHRUB PLANTINGS. TREES ONLY PERMITTED WITHIN MOVEABLE PLANTERS.
3. STREETSCAPE FURNITURE: MOVEABLE BENCHES, PLANTERS, AND TRASH RECEPTACLES.

SITE PLAN LEGEND

LIGHT POSTS	
SANITARY	
WATER	
PROPOSED UTILITY EASEMENT	
PUBLIC PATH	
PROPERTY LINE	
ESTIMATED DEPTH	ED

REVISIONS:

NUM.	DATE	DESCRIPTION

100% CONSTRUCTION DOCUMENTS

PROJECT NORTH

KEY PLAN

ADG ARCHITECTS
25 WALLKILL AVE ● MONTGOMERY ● NY 12549
O. 845.294.2724 | F. 888.305.6442
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM
ARCHITECTURE ● PLANNING ● INTERIORS

Project: WEST MAIN, BEACON
39 WEST MAIN STREET, BEACON, NY

Drawing: UTILITY EASEMENT PLAN

Project:	24130	Date:	06/18/26
Drawn:	IDEA	Scale:	AS NOTED

Drawing Number: EX-1.1

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Pedestrian Perspective Renderings



Pedestrian Perspective Renderings





1 BIRD'S EYE-LEVEL EXTERIOR RENDERING

GENERAL NOTES

SITE PLAN LEGEND

PUBLIC PATH	

REVISIONS:

NUM.	DATE	DESCRIPTION

100% EASEMENT DOCUMENT

PROJECT NORTH

KEY PLAN

ADG ARCHITECTS
25 WALLKILL AVE ● MONTGOMERY ● NY 12549
O. 845.294.2724 | F. 888.305.6442
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ARCHITECTURE ● PLANNING ● INTERIORS

Project: WEST MAIN, BEACON
30 WEST MAIN STREET, BEACON, NY

Drawing: BIRD'S EYE VIEW EXTERIOR RENDERING

Project: 24130 Date: 07/27/26
Drawn: IDEA Scale: AS NOTED
Drawing Number: EX-2

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1 EYE-LEVEL PLAZA EXTERIOR RENDERING

GENERAL NOTES

REVISIONS:

NUM.	DATE	DESCRIPTION

100% EASEMENT DOCUMENT

PROJECT NORTH

KEY PLAN

ADG ARCHITECTS
25 WALLKILL AVE ● MONTGOMERY ● NY 12549
O. 845.294.2724 | F. 888.305.6442
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CONTACT@ADGARCHITECT.COM
ARCHITECTURE ● PLANNING ● INTERIORS

Project: WEST MAIN, BEACON
30 WEST MAIN STREET, BEACON, NY

Drawing: EYE-LEVEL PLAZA EXTERIOR RENDERING

Project: 24130 | Date: 07/27/26
Drawn: IDEA | Scale: AS NOTED
Drawing Number: EX-3

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City of Beacon City Council Agenda
11/16/2026

Title:

November 2, 2026 Minutes

ATTACHMENTS

November 2, 2026 Minutes

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

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Ben Swanson

November 2, 2026
7:00 PM
Draft
City Council
Minutes

Regular Meeting

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

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

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Benjamin Swanson, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Presentation of the Proposed 2027 Operating Budget

Proposed 2027 Budget: Fire Department

Proposed 2027 Budget: Police Department

Proposed 2027 Budget: Recreation Department

Public Comment

Reports: Mayor, City Council, and City Administrator

Workshop

Revised FMLA Policy

Proposed Local Law Concerning the Fishkill Development District and Hotels

Modification of Pedestrian Easement at 18-20 West Main Street

2026 Hudson River Valley Greenway Community and Compact Grant Program

Local Laws and Resolutions

1. Resolution No. 94 - Adopting Local Law No. 6 of 2026 Concerning Short-Term Rentals

   Motion to adopt the resolution by Councilmember Grant.
   Second by Councilmember Krasikov.
   Motion passes 7 - 0.

2. Resolution No. 95- Adopting a Revised FMLA Policy

   Motion to adopt the resolution by Councilmember Wake.
   Second by Councilmember Glauda.
   Motion passes 7 - 0.

3. Resolution No. 96 - Adopting Local Law No. 7 of 2026 Concerning the Fishkill Development District and Hotels

   Motion to table the resolution by Councilmember Grant.
   Second by Mayor Kyriacou.
   Motion passes 7 - 0.

4. Resolution No. 97 - Authorizing the City Administrator to Submit an Application to the 2026 Hudson River Valley Greenway Community and Compact Grant Program

Motion to adopt the resolution by Councilmember Krasikov.
Second by Councilmember Grant.

Motion passes 7 - 0.

Approval of Minutes

1. October 19, 2026 Minutes

Motion to approve the minutes, as amended, by Councilmember Smith.
Second by Councilmember Glauda.

Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: November 16, 2026 at 7:00 p.m.

Executive Session

1. Executive Session: Contracts

Motion to go into executive session and adjourn immediately therefrom with no further business by Councilmember Grant.
Second by Councilmember Smith.
Motion passes 7 – 0.

Motion to adjourn the executive session by Councilmember Grant.

Second by Councilmember Glauda.

Motion passes 7 – 0.

Adjournment

Motion to adjourn by Councilmember Gorton.
Second by Councilmember Grant.

Motion passes 7 - 0.

City of Beacon City Council Agenda
11/16/2026

Title:

Executive Session: Contracts

ATTACHMENTS