



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

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

March 10, 2025
7:00 PM
City Council Agenda

Roll Call

Workshop Agenda Items

1. [Dutchess County Department of Mental Health Commissioner Jean-Marie Niebuhr Presentation on Mental Health Resources](#)
2. [Dutchess County Community & Family Services Commissioner Sabrina Jaar Marzouka Presentation on Housing Resources](#)
3. [Update on Below Market Rate Apartment Units at 248 Tioronda Avenue](#)
4. [Accessory Apartment Regulation Amendments](#)
5. [2025 City of Beacon Priorities](#)

Announcement of Next Meeting: March 17, 2025 at 7:00 p.m.

Executive Session

[Executive Session: Legal](#)

City of Beacon City Council Agenda
03/10/2025

Title:

Dutchess County Department of Mental Health Commissioner Jean-Marie Niebuhr Presentation on Mental Health Resources

ATTACHMENTS

[Dutchess County Department of Mental Health Presentation on Mental Health Resources](#)



Dutchess County Dept. of Mental Health Overview of Services

Jean-Marie Niebuhr, LCSWR

Commissioner

Behavioral Health Continuum of Services

Person-Centered, Harm Reduction, Trauma Informed

Prevention

- Early Intervention/Preschool
- Public Health Education (trainings, Narcan)
- Public Health Nursing
- Syringe Exchange
- SBIRT (Screening, Brief Intervention, Referral, Treatment)
- Universal Social Emotional Learning
- Prevention Counseling

- ◇ CAPE
- ◇ HV Community Services
- ◇ DBCH
- ◇ Community Medical Care Schools

Recovery

- Empowerment Center
- Recovery Coaches (Drug Courts, Street Outreach)
- Peer Support Groups
- Fellowship/Mutual Aid Groups
- Medications for Opioid Use Disorders (Community & Jail)
- RESTART (Jail Based)

- ◇ People, USA
- ◇ NAMI
- ◇ AA/NA
- ◇ Project More
- ◇ DBCH
- ◇ SunRiver Health
- ◇ Jail Medical

Outpatient

- Outpatient Psychotherapy
 - Psychiatric Medical Services
 - Integrated Physical & Behavioral Health
 - Tiered School-based Behavioral Health Services
- } **Children & Adult Services**
} **Public & Private Services**

- ◇ Mental Health America
- ◇ Access Support for Living
- ◇ Astor Services for Children Schools
- ◇ Family Services
- ◇ Lexington Ctr for Recovery

Community Mental Health Supports & Rehabilitation Services

- | <u>Community Based Support</u> | <u>Intensive Clinic/Facility Based</u> | <u>Comprehensive Crisis</u> |
|--|--|--|
| <ul style="list-style-type: none"> • Home Based Services • Wraparound Supports for Youth & Adults • Assertive Community Treatment • Law Enforcement Assisted Diversion Program (LEAD) • Care Management | <ul style="list-style-type: none"> • Intensive Outpatient Programs (PROS) • Partial Hospitalization Program • Intensive Outpatient Programs (IOP) • Alternative to Incarceration (ITAP, Forensics) | <ul style="list-style-type: none"> • Mobile Crisis, Peer Crisis Support • Crisis Intervention • Crisis Stabilization • HELPLINE • CIT |

- ◇ LCR
- ◇ Astor Services for Children
- ◇ Mental Health America
- ◇ RSS
- ◇ Family Services
- ◇ NYS OMH
- ◇ Hudson River Housing
- ◇ People USA
- ◇ DBCH
- ◇ Law Enforcement

Residential/ Inpatient

- Psychiatric Residential Treatment Facilities
- Supportive Housing (Mental Health & Substance Use)
- Respite Housing
- Inpatient Psychiatric Treatment & Substance Use Treatment

- ◇ MidHudson Regional Hosp
- ◇ Cornerstone
- ◇ Turning Point
- ◇ DayTop Samaritan Village

988

**DUTCHESS COUNTY
SUICIDE & CRISIS
HELPLINE**

Crisis Services- 24 hours

- ▶ Stabilization Center (845)486-2489
- ▶ Helpline/988
- ▶ Mobile Crisis intervention Team (845)372-5500

Crisis Stabilization Center

- Immediate intervention
- Assessment
- Connection to ongoing treatment
- Up to 24 hours
- Law enforcement drop off
- All ages
- Regardless of ability to pay





DUTCHESS COUNTY
Empowerment
Center
DEPARTMENT OF BEHAVIORAL
& COMMUNITY HEALTH

- ▶ The Center is intentionally non-clinical and non-traditional
- ▶ accessible center where adults at any stage of their substance use or mental health recovery can get support from Recovery Coaches and their peers.
- ▶ Center formed by peer input

Trauma Team



- ▶ Community events with high impact
- ▶ Unexpected death
- ▶ First responder health and wellness

Partial Hospitalization Program



Adult Partial Hospitalization Program at 230 North Road Campus

Comprehensive, short outpatient program providing support and treatment for adults facing acute psychiatric distress and is an alternative to inpatient hospitalization of following inpatient treatment.

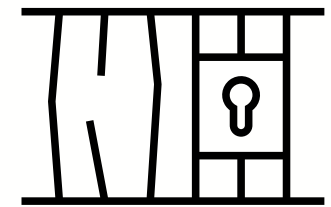
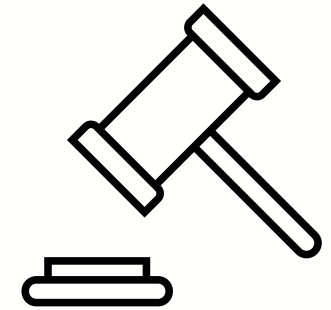


Youth Partial Hospitalization Program - Astor Services for Children

offers an intensive treatment program designed to keep adolescents in the community and prevent inpatient hospitalization or step down from in-patient

Forensic Services

- ▶ Alternatives to incarceration (Intensive Treatment Alternatives Program)
- ▶ Forensic Evaluation Team
- ▶ MOUD at the DC Jail
- ▶ Transition planning and Recovery Coaches
- ▶ Social Workers at probation for youth and adults
- ▶ Supports for incarcerated individuals
 - ▶ RESTART



Mental Health Outpatient Services



- Adult Services – Family Services Behavioral Health
- Beacon, Rhinebeck, Poughkeepsie, Millbrook, Dover

- Youth Services- Astor
- Personal Recovery Oriented Services (PROS)



Substance Use Services

- Lexington Center for Recovery
- Sun River Health
- Adults and Youth
- MOUD (including Methadone) and MAT



Prevention, Education and Outreach Services



Mental Health First Aid

Youth Mental Health First Aid

QPR (Question, Persuade, Refer)

ASIST (Applied Suicide Intervention Skills Training)

Narcan Trainings

Crisis Intervention Team Training for Law Enforcement, First Responders and Corrections Officers

Council on Addiction Prevention and Education (CAPE)

Assisted Outpatient Treatment (AOT)



Court mandated MH treatment



Must meet specific criteria

History of multiple hospitalizations
History of violence



Single Point of Access

Youth and Adult

Case Management (various levels) and Housing for individuals diagnosed with a serious mental illness

Wrap around services for youth

Through various agencies

All Abilities

Think**DIFFERENTLY.**



<https://www.thinkdifferently.net/>



Support, guidance and advocacy for individuals of all abilities and their loved ones



Education, planning, training for businesses, organizations on accessibility



Liaison on challenging situations

Helpline App

Scan to download the app for information,
resources and safety planning!

SCAN to download!





Additional Information

- <https://www.astorservices.org/program/hudson-valley-adolescent-partial-hospitalization/>
- <http://familyservicesny.org/services/behavioral-health-centers/>
- <https://www.lexingtonctr.org/dutchess-county/dutchess-county-clinics/>
- <https://www.mentalhealthfirstaid.org/>
- <https://qprinstitute.com/>
- <http://www.sprc.org/resources-programs/applied-suicide-intervention-skills-training-asist>
- <http://www.citinternational.org/Learn-About-CIT>
- <https://mhadutchess.org/>
- <https://rehab.org/>
- <https://dutchessny.gov/>

Contact Information



If you would like any additional information, please contact:



Jean-Marie Niebuhr at
(845)486-3791

jmniebuhr@dutchessny.gov

City of Beacon City Council Agenda
03/10/2025

Title:

Dutchess County Community & Family Services Commissioner Sabrina Jaar Marzouka Presentation on Housing Resources

ATTACHMENTS

[Dutchess County Community & Family Services Presentation on Housing Resources](#)

DCFS Services



***DISCOVERING THE WORLD IN WHICH
THE DEPARTMENT OF COMMUNITY & FAMILY SERVICES
MUST OPERATE***

***SUE SERINO
COUNTY EXECUTIVE***



***SABRINA JAAR MARZOUKA
COMMISSIONER***

PUBLIC ASSISTANCE FINANCIAL ASSISTANCE



Medicaid

Day Care.

Temporary & Emergency Aid, including emergency housing.

Supplemental Nutritional Assistance Program,

Indigent Burial.

PREVENTIVE & PROTECETIVE SERVICES



- ❑ Comprehensive planning for youth up to age 21.
- ❑ Child Support through Family Court
- ❑ Investigating reports of child abuse/neglect and providing services for children found to be abused.
- ❑ Protecting adults who cannot care for themselves and have no help available or who are victimized by others.

Temporary & Emergency Assistance

Temporary Assistance (TA) includes:

- Family Assistance (FA) program 100% federal funding through the Temporary Assistance for Needy Families (TANF) funds
- Safety Net Assistance (SNA) funded with State (29%) and local (71%) funds.

Emergency Assistance (EA) for those who are in a crisis situation.

- Emergency Assistance to Families (EAF) funded entirely with Federal TANF funds
- Emergency Safety Net Assistance (ESNA) and Emergency Assistance to Adults (EAA) funded with State and local funds.

APPLICATION PROCESS



The greatest
success
we'll know
is helping
OTHERS
succeed
and grow.



www.MyBenefits.gov

In person at 3 locations: POK, Millbrook & Beacon (SNAP & HEAP)

Documents can be dropped off online via [NYDocSubmit mobile app.](#), in person, by fax or by mail.

Note: Face to Face Interview is required for emergencies.

HOUSING ASSISTANCE Through DCFS

- Case Management
- Emergency Housing & THA
- Eviction Prevention
- Information and Referral
- Domestic Violence Liaison
- Family and Adult Foster Family Homes



Contributing Factors



- Rising cost of living
- Rising housing costs
- Lack of housing for all income brackets
- Low housing stock
- Mental Health Disorders | SMI
- Addiction | Substance Use Disorder
- End of pandemic relief programs



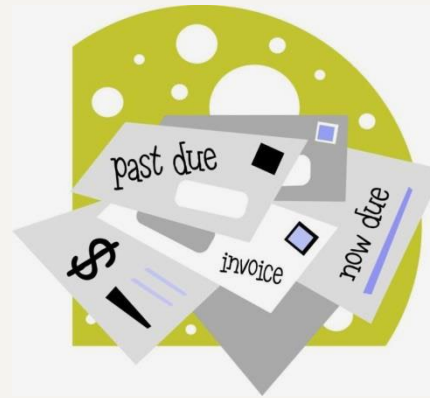
This Photo by Unknown Author is licensed under CC BY

Most Common Requests

- First month rent
- Security Deposit
- Rent arrears to prevent eviction
- Ongoing cash assistance
- Emergency Shelters for Homeless

Emergency placement options:

- ✦ Shelters
- ✦ Motels
- ✦ PODs



HOMELESS PREVENTION



Referral, Diversion & Outreach



211 screening & referral



Shelter Diversion: identify other resources including out of county



Removing barriers to stable housing: treatment engagement & support



HOT: Coordinate outreach efforts across agencies; eliminate duplication; address the needs of this population.

DCFS HOUSING ASSISTANCE



RENTAL ARREARS

- Specific eligibility requirements.
- 6 months arrears once every 5 years exceptions at discretion of Commissioner.
- Must verify rent is affordable ongoing.
- Repayment agreements may be required in some circumstances.

New NYS SAEF program:

- Must meet eligibility
- Doesn't require affordable ongoing

SECURITY DEPOSIT

- Specific eligibility requirements apply – must be an emergency
- Pre-move inspection must be conducted
- Must sign a security agreement stating funds are returned to DCFS upon vacating the dwelling



Monthly Allowance for ongoing Temporary Assistance

HOUSE HOLD SIZE	1	2	3	4	5	6	+
BASIC PRE- ADDED ALLOWANCE	158.00	252.00	336.00	433.00	534.00	617.00	+85
HOME ENERGY ALLOWANCE ₁	14.10	22.50	30.00	38.70	47.70	55.20	+7.50
HOME ENERGY ALLOWANCE ₁₁	11.00	17.00	23.00	30.00	37.00	42.00	+5
TOTAL	183.10	291.50	389.00	501.70	618.70	714.20	
SHELTER							
WITH CHILDREN	286.00	292.00	412.00	464.00	516.00	540.00	
WITHOUT CHILDREN	216.00	251.00	288.00	314.00	340.00	351.00	
FUEL							
NATURAL GAS	55.00	55.00	55.00	57.00	60.00	64.00	
WOOD/COAL/OTHER	55.00	55.00	55.00	57.00	60.00	64.00	
OIL/KEROSENE/LP	68.00	68.00	68.00	71.00	74.00	80.00	
GAS	68.00	68.00	68.00	71.00	74.00	80.00	
ELECTRIC	105.00	105.00	105.00	109.00	114.00	123.00	

DCFS HOUSING ASSISTANCE



DCFS WAIVERS – SHELTER SUPPLEMENT

Single & Family Shelter
Supplement (waivers)

- Additional shelter amount but not to exceed the max allowance set by OTDA.
- Recipients must remain eligible and in compliance with TA requirements.
- Time limited (3 years) may be extended.

RENTAL SUPPLEMENT PROGRAM (RSP)

OTDA Funding combined with
HOME-ARP Funding

- NYS OTDA funding ongoing
- HOME-ARP sunsets 2026
 - Doesn't require TA eligibility
 - Subsidy | Client pays 30%
 - Compliance with program rules (similar to Section 8)

Housing Continuum



Emergency housing

Transitional housing

Permanent supportive housing

Subsidized housing

Other

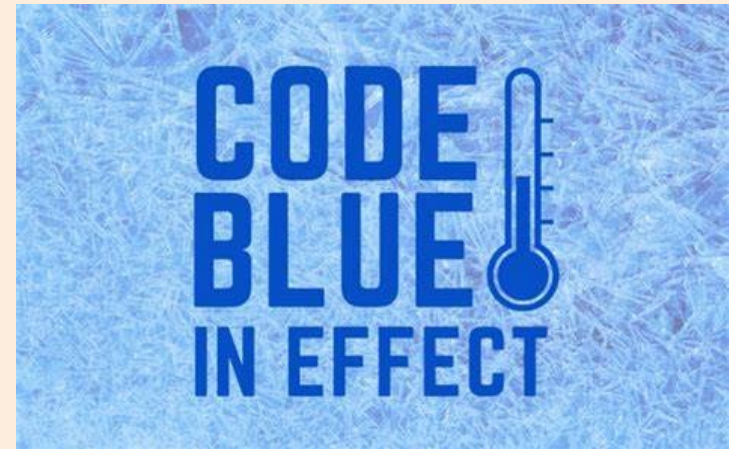
Emergency Assistance



Emergency Shelters

Project Name	Year-Round Beds
North Hamilton East	8
Rose Street	17
Poughkeepsie DV Shelter	24
HRH River Haven Shelter	12
PODs	100
May's House	10
Vanderbilt	18
Pathways	15
Motel Vouchers	159
HRH Gannett House	59
Westcop Veterans Services	9
Total	431

Warming Centers



Obligation to provide shelter when temperature is below 32°

- PODs
- Church warming center
- Hotels/Motels for overflow

Emergency Placement Options



FAMILIES

Families and pregnant individuals

- Hudson River Housing
Gannet House
59 rooms
- Community Housing
Innovations Vanderbilt
18 rooms

SINGLE ADULTS

- The PODs 100 beds
- CHI North Hamilton 8 beds
- CHI Rose Street 17 beds
- May's House 10 rooms
- Pathways Community
Services 15 rooms

Transitional Housing



- Hillcrest House.
- Apply to CE waiting list homeless service providers i.e., all shelter providers, MHA, People USA, Gateway, DCFS, DMH Empowerment Center.
- Low barrier waiting list.
- Tenant pays 30% of their household income.

Project Name	Year-Round Beds
Brookhaven	42
HRH River Haven TLC	8
HRH LaGrange House	34
HRH Hillcrest House	50
	134

Permanent Supportive Housing



Coordinated Entry
(CE)

waiting list

Low barrier waiting list that
prioritizes the most vulnerable

Prioritize clients who meet the
chronically homeless definition
and
With highest level of vulnerability

Subsidized Housing



Section 8 programs

- * PathStone (county wide)
- * City of Beacon
- * City of Poughkeepsie

PathStone's program cannot currently issue vouchers (verify)

Special voucher program for Foster Youth

Income guidelines
(30% AMI, 50% AMI)

Other Housing Types

FAMILY TYPE HOMES

Community-based Congregate Care Level 1 in a private residence

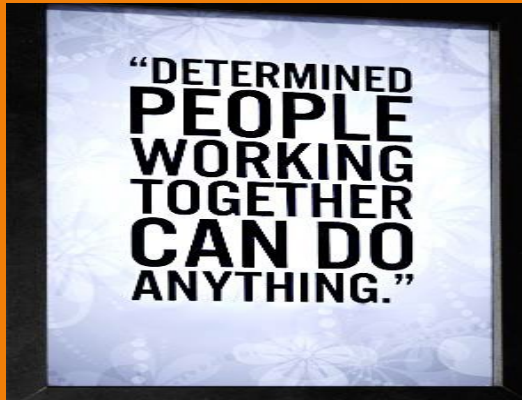
- ▶ 10 Family Type Homes, 6 of which are for veterans
 - ✓ Certified to care for up to 4
 - ✓ Operators and caregivers require clearance from the Justice Center
 - ✓ 24-hour supervision
 - ✓ Assistance with daily living needs
- ▶ Conduct quarterly site visits
- ▶ Coordinate with OCFS to monitor compliance

FOSTER FAMILY CARE HOMES

Community-based Congregate Care Level 1 in a private residence

- ▶ Licensed through Lutheran Care Center
- ▶ 16 Foster Family Homes
 - ✓ Certified to care for up to 2
 - ✓ Medicaid required
 - ✓ 24-hour supervision
 - ✓ Assistance with daily living needs, including personal care
- ▶ Conduct inspections at time of application and annual inspections

Questions?



**If you would like additional information
about our services**

check out our website: dutchessny.gov

[Department of Community and Family Services](#)

Email us at DCFSINFO@dutchessny.gov

Or reach out to:

Sabrina Jaar Marzouka

845-486-3001

Sabrina.marzouka@dfa.state.ny.us

City of Beacon City Council Agenda
03/10/2025

Title:

Update on Below Market Rate Apartment Units at 248 Tioronda Avenue

ATTACHMENTS

Resoluton No. 131 of 2024: Granting Request of 248 Beacon Holdings, LLC to Waive Requirements of the Zoning Code

248 Tioronda Avenue Letter Concerning Below Market Rate Apartment Units

248 Tioronda Avenue Below Market Rate Apartment Units Units Flyer

2024 Rental Calculations for City of Beacon Below Market Rate Apartment Units

248 Tioronda Avenue Bldg 100 Marketing Materials



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 131 OF 2024

**GRANTING FOR GOOD CAUSE SHOWN BEACON 248 HOLDINGS LLC'S REQUEST TO
WAIVE THE REQUIREMENT OF ZONING CODE SECTION 223-41.14B THAT NON-
RESIDENTIAL SPACE BE BUILT CONCURRENTLY WITH A RESIDENTIAL
DEVELOPMENT AND AUTHORIZING THE BUILDING INSPECTOR TO ISSUE A
CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL BUILDINGS**

WHEREAS, Beacon 248 Holdings LLC owns the real property located at 248 Tioronda Avenue, Beacon, New York known and designated on the tax assessment map of the City as 6054-45-012574 (the "Site"), which received required land use approvals from the Planning Board as detailed herein; and

WHEREAS, on August 4, 2014, the City Council issued Concept Plan and Special Permit Approvals for the redevelopment of the Site for a 100-unit multifamily residential development; and

WHEREAS, on January 13, 2015, the Planning Board granted approvals for Subdivision (lot consolidation) and Site Plan for 100 residential units located in four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only; and

WHEREAS, thereafter, the City Council amended the dimensional regulations for all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, to require that 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; and

WHEREAS, in 2017, the City Council amended the Zoning Code to, among other changes, require that development projects in the FCD include that a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site; and

WHEREAS, due to the changes to the City's Zoning Code, the Applicant was required to obtain amended site plan approval, which the Planning Board granted in April, 2020 for a reduced unit count of 64 residential units located in 2 buildings designated as Buildings 200 and 300 (of which 6 units would be workforce housing pursuant to the City's Below Market Rate ("BMR") unit zoning requirements set forth in Code Section 223.41.10) and an approximately 25,400 square foot non-residential building designated as Building 100; and

WHEREAS, prior to commencing constructions, the Applicant was advised by the City's Building Inspector by letter dated June 25, 2021 that its request to not build the non-residential building concurrently with the residential building was denied; and

WHEREAS, on June 29, 2021 the Applicant submitted an application to the ZBA seeking an area variance from the “concurrent construction” requirement of the Zoning Code, as the Applicant stated due to a change in market conditions arising from the pandemic, lenders would not provide construction financing to the Applicant for a project that had a non-residential component; and

WHEREAS, by letter dated August 25, 2021, the City of Beacon Building Inspector David Buckley advised the Applicant that a Certificate of Occupancy could not be issued for the residential building unless the nonresidential portion of the building has had its foundation and exterior walls constructed; and

WHEREAS, by letter dated September 10, 2021, the Applicant withdrew its area variance request and construction on the project proceeded; and

WHEREAS, on November 9, 2021 the Planning Board approved an Amended Site Plan which was sought by the Applicant to eliminate the emergency access ramp to Wolcott Avenue and replace it with an emergency turn around north of Building 300, relocate the proposed Greenway Trail from the Wolcott Avenue ramp to the MTA right-of-way, relocate parking spaces and a stormwater retention basin, and modify Building 100 to reduce the height to two stories and expand the footprint; and

WHEREAS, the Applicant applied for a building permit for the construction of the foundation of the non-residential building in November 2023, which was then modified and amended in April 2024 and construction of the foundation occurred in July 2024 and no further work has occurred; and

WHEREAS, on May 14, 2024 the Planning Board approved a Second Amended Site Plan which was sought by the Applicant to again revise the location of the Greenway Trail, revise the approved Erosion and Sediment Control Plan and Landscape Plan, add low-height lighted bollards along the front of each building, revise the site plan in relation to refuse pick-up, add 10 EV charging stations and revise the sewer collection system; and

WHEREAS, the City Council adopted Local Law 9 of 2024 on September 9, 2024, which amended Section 223-41.14B of the Zoning Code to add “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.”; and

WHEREAS, by letter dated October 11, 2024, Beacon 248 Holdings LLC submitted an application requesting the Council authorize the issuance of a Certificate of Occupancy for the residential rental units in Buildings 200 and 300 prior to the completion of the project’s nonresidential component (Building 100); and

WHEREAS, the City Council considered the Applicant’s request at its workshop meetings on October 15, 2024, November 12, 2024 and November 25, 2024 and received public comments during various comment sessions at the Council’s agenda meetings; and

WHEREAS, the City Council recognizes that while market conditions have changed since the zoning requirements for the Fishkill Creek Development District was amended in 2017 to add Section 223-41.14B, the Applicant has admittedly conceded that its marketing efforts could have been more robust and, to its credit, the Applicant has undertaken additional marketing efforts since it submitted its application to the Council, as explained in detail by its commercial real estate broker at the Council’s November 12, 2024 workshop meeting; and

WHEREAS, the City Council recognizes that the residential units in buildings 200 and 300 are ready to be occupied and the fact that the nonresidential building has not been constructed is solely due to the decisions and actions of the Applicant and its failure to seek such relief earlier or to comply with the Zoning Code and conditions of site plan approval to construct the nonresidential building concurrently with the residential building and as interpreted by Building Inspector Buckley, complete the foundation and exterior walls of the building prior to applying for a Certificate of Occupancy for the residential structures; and

WHEREAS, the City Council recognizes that the Applicant has placed Council members in the middle of a dilemma where the Council seeks adherence to its Zoning Code and conditions of the Planning Board's approval, but recognizes the change in market conditions for non-residential construction and the need for housing within the City of Beacon and the lower Hudson Valley and that 64 units of available housing, which includes 6 BMR units, should be made available for occupancy at the earliest opportunity; and

WHEREAS, notwithstanding that the Applicant does not come to the Council with "clean hands" the Council recognizes the greater interest of City residents in the addition of housing units and the benefit to the City tax roll by having this property placed in service and available for occupancy before the nonresidential component is constructed; and

WHEREAS, the City Council forewarns any other applicants in the Fishkill Creek Development District that the granting of this resolution is unique and not to be deemed as a precedent and is not to be relied on in the future.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby finds the following good cause exists to grant the Applicant's request: (i) the placement of housing units on the market sooner than would otherwise occur; (ii) the receipt of significant property taxes sooner than would otherwise occur if the application were not granted; (iii) the Applicant's voluntary offer of placing two additional units as BMR units in perpetuity; and (iv) the other conditions as detailed below;

AND BE IT FURTHER RESOLVED, that the City Council hereby grants the Applicant's request to waive the requirement of City Code Section 223-41.14B that the nonresidential building be constructed concurrently with the two residential buildings and hereby authorizes the Building Inspector to issue Certificates of Occupancy for the residential units despite the nonresidential not being constructed concurrently, when the Building Inspector determines all conditions of this Resolution have been satisfied.

AND BE IT FURTHER RESOLVED, this approval is granted upon the Applicant complying with the following conditions:

- 1) The Applicant submitting a letter to the Building Department within 10 calendar days of the date of this resolution identifying the one (1) additional one-bedroom unit and one (1) additional two-bedroom unit the Applicant has voluntarily offered to be designated as Below Market Rate units in perpetuity. Such letter shall also designate the other three (3) one-bedrooms and three (3) two-bedroom units which are being designated as Below Market Rate units for a total of four (4) one-bedroom units and four (4) two-bedroom units.

- 2) Within 21 calendar days of the adoption of this resolution, the Applicant shall provide to Hudson River Housing, the agency that administers the City's BMR program, with the following (a) the Applicant's rental parameters; (b) a flyer or other advertising material containing representative pictures of the BMR units and descriptions including square footage, project amenities and other information required by HRH to assist in the marketing of the BMR units, subject to HRH's right to edit the flyer in its sole discretion; (c) draft letter to be sent by the applicant, subject to HRH's right to edit the letter in its sole discretion, to the City of Beacon School District Superintendent, the Police Chief, the Fire Chief, the Volunteer Ambulance Corps. and the City of Beacon's Human Resource Officer containing such flyer and the required BMR application and marketing materials so these individuals can provide such information to their employees advertising the availability of the 8 BMR units; (d) the two dates and times upon which the Applicant and HRH have mutually agreed that the Applicant will hold an open house exclusively for the BMR units and upon which individuals must register for the open house with HRH in advance; (e) a marketing plan detailing the marketing efforts the Applicant will undertake to advertise the BMR units, to be coordinated with HRH to avoid duplication; (f) within 45 days, appear with HRH at a community segment portion of a City Council meeting to explain the BMR application process and the BMR units available for rental at the Site; and (g) a letter to HRH confirming that any application submitted by HRH for rental of a BMR unit will be prioritized and processed in advance of any other units and an update provided to HRH as to the status of the processing of the application on a weekly basis with a decision being made within 5 business days of submission of a complete BMR application.
- 3) The Applicant shall continue to market with due diligence and in good faith the nonresidential component of the project and provide written status updates by January 31, 2025 and March 31, 2025 and be prepared to attend a Council meeting in May 2025, or a later month, if requested by the City Administrator, to present a status update. The status reports shall identify efforts undertaken during the time period to market the unit including how many individuals expressed interest, proposed occupancy and the reason why such tenancy was not pursued.
- 4) Prior to the issuance of Certificates of Occupancy and continuing thereafter, the erection and maintenance of (i) erosion and sediment control measures for Building 100 and (ii) fencing around the Building 100 project site.
- 5) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall address to the satisfaction of the Building Inspector all items set forth in his October 25, 2024 Pre-Certificate of Occupancy Site walk through compliance "punch list" items.
- 6) Prior to the issuance of Certificates of Occupancy for the residential buildings 200 and 300, the Applicant shall establish to the satisfaction of the Building Inspector that it has complied with the approved site plan with respect to Buildings 200 and 300 and those areas leading up to and related to Buildings 200 and 300.
- 7) Within 14 days of the adoption of this Resolution, the Applicant shall provide a letter detailing all work required by the approved Site Plan associated with Building 100, which has not been completed and which is being held in abeyance while it markets Building 100.

AND BE IT FURTHER RESOLVED, that in granting the Applicant’s request to waive the requirement to construct Building 100 concurrently with the construction of Buildings 200 and 300 and to allow the Building Inspector to have the authority to issue, when deemed appropriate to issue, a Certificate of Occupancy for Buildings 200 and 300, the City Council expressly reserves the right for itself or the Building Inspector, after June 1, 2025, to require that Building 100 be completed in compliance with Building Inspector’s Buckley’s August 25, 2021 letter. Should the Applicant make a request to eliminate the non-residential building component of the project, as permitted by City Code Section 223-41.14(B), compliance with this condition

will be held in abeyance pending a determination by the City Council on the Applicant’s request.

BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved.

Resolution No. 131 of 2024							
<i>Amending the resolution to include resolved language that reads: “BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved.”</i>							
Date: December 16, 2024							
<input checked="" type="checkbox"/> Amendments							
<input type="checkbox"/> On roll call							
				<input type="checkbox"/> 2/3 Required			
				<input type="checkbox"/> 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	x				
x		Amber Grant	x				
	x	Molly Rhodes	x				
		Jeffrey Domanski	x				
		Pam Wetherbee	x				
		Dan Aymar-Blair	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

Resolution No. 131 of 2024							
<i>Amending the resolution to include resolved language that reads: “BE IT FURTHER RESOLVED, that the City Attorney and Building Inspector shall provide updates to the Council as each milestone is achieved.”</i>							
Date: December 16, 2024							
<input type="checkbox"/> Amendments							
<input type="checkbox"/> On roll call							
				<input type="checkbox"/> 2/3 Required			
				<input type="checkbox"/> 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	x				
	x	Amber Grant	x				
x		Molly Rhodes	x				
		Jeffrey Domanski	x				
		Pam Wetherbee		x			
		Dan Aymar-Blair		x			
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

The Arno
200-300 Arno Dr
(GPS Address: 248 Tioronda Ave)
Beacon, NY 12508



THE ARNO

December 30, 2024

Chris White
City Administrator
City of Beacon
One Municipal Plaza
Beacon, New York 12508

RE: The Arno (248 Tioronda Ave) Below-Market-Rate Units Available for Rent

Dear Chris,

The Arno, located off Tioronda Avenue, is pleased to offer eight (8) Below-Market-Rate apartment units (BMR Units) here in the City of Beacon. Constructed along the Fishkill Creek, The Arno offers a home oasis just minutes from the thriving Main Street of Beacon. Enjoy the views of the waterfall in your backyard, hiking, shopping, dining, art, and much more, just minutes away from your home.

Our priority is to fill these eight units with qualified residents and to prioritize providing affordable housing to those that have done so much for our community. Teachers, municipal employees, first responders, and volunteer personnel are encouraged to apply to these units and will be prioritized for approval, as per the City of Beacon's municipal code.

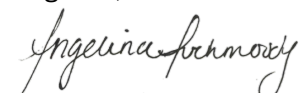
Attached, you will find an informative flyer with photos and details pertaining to these BMR units, along with an application to begin the process of qualification for these units. These units are income restricted based on household size and rental rates are capped accordingly.

We encourage you to reach out to our team members at The Arno, or alternatively, you may contact Hudson River Housing, which is the organization tasked with qualifying applicants interested in BMR units within the City of Beacon. Both will be happy to answer any questions you may have:

Contact: The Arno
845-393-1380 Ext 102
thearno@walkwayrealty.com

Contact: Hudson River Housing
Lashonda Denson
845-454-5176 Ext 118
ldenson@hudsonriverhousing.org

Regards,


Angelina Auchmoody
Director of Management
The Arno



200-300 ARNO DRIVE, BEACON NY 12508

(GPS ADDRESS: 248 TIORONDA AVE)

- 1-BEDROOM & 2-BEDROOM BELOW-MARKET-RATE UNITS AVAILABLE
- SQUARE FOOTAGE RANGING FROM 663SF – 1,029SF
- IN UNIT WASHER/DRYERS
- MODERN APPLIANCES
- SPACIOUS LAYOUTS
- COMMUNITY OUTDOOR SPACES



Below Market Rate units are offered in accordance with the City of Beacon's Workforce Housing Program. Program eligibility applies. For more information about the Workforce Housing Program please contact Hudson River Housing. Please use this link to access the application:

www.hudsonriverhousing.org/s/2023-City-of-Beacon-Workforce-Housing-Application.pdf



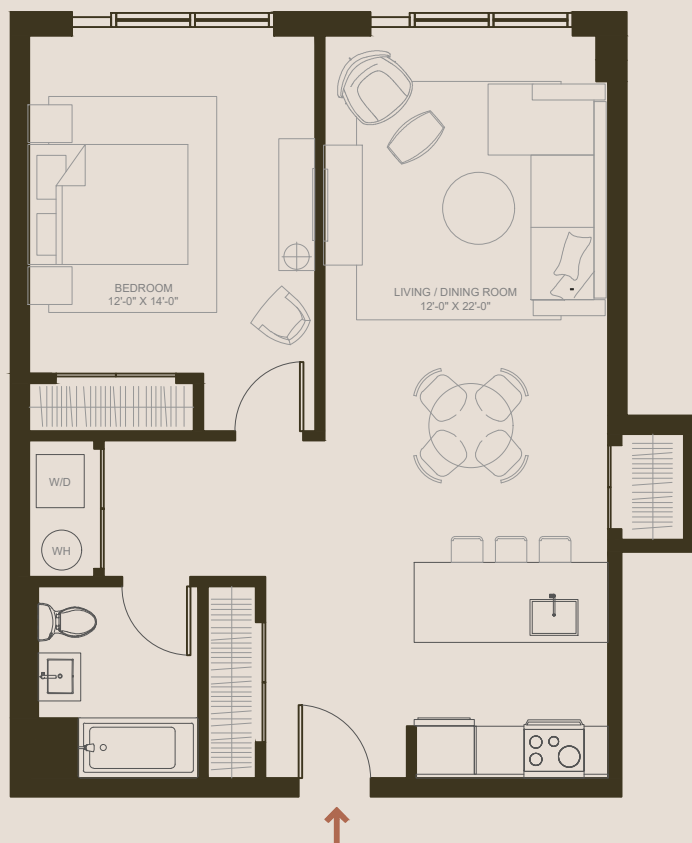
www.thearnobeacon.com | thearno@walkwayrealty.com



THE ARNO

BUILDING 200
APARTMENT 101

1 BEDROOM
1 BATHROOM
814 SF



Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.

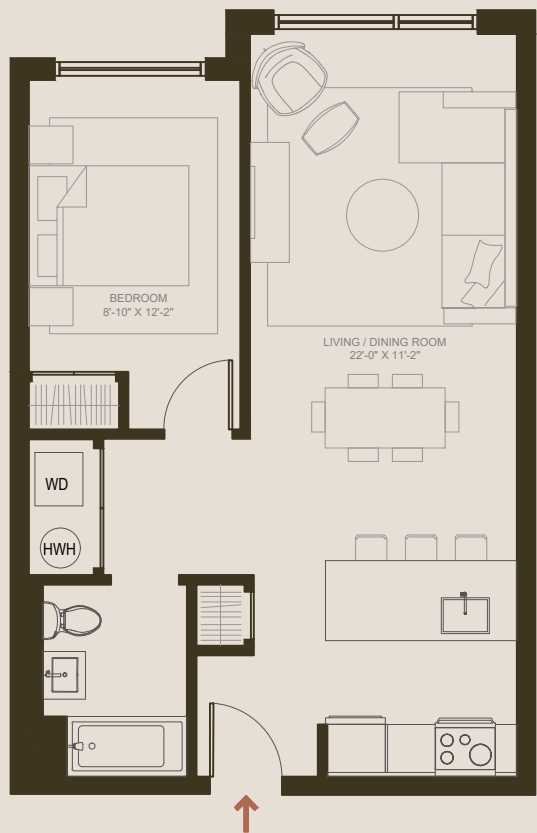
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 200
APARTMENT 110

1 BEDROOM
1 BATHROOM
663 SF



Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.

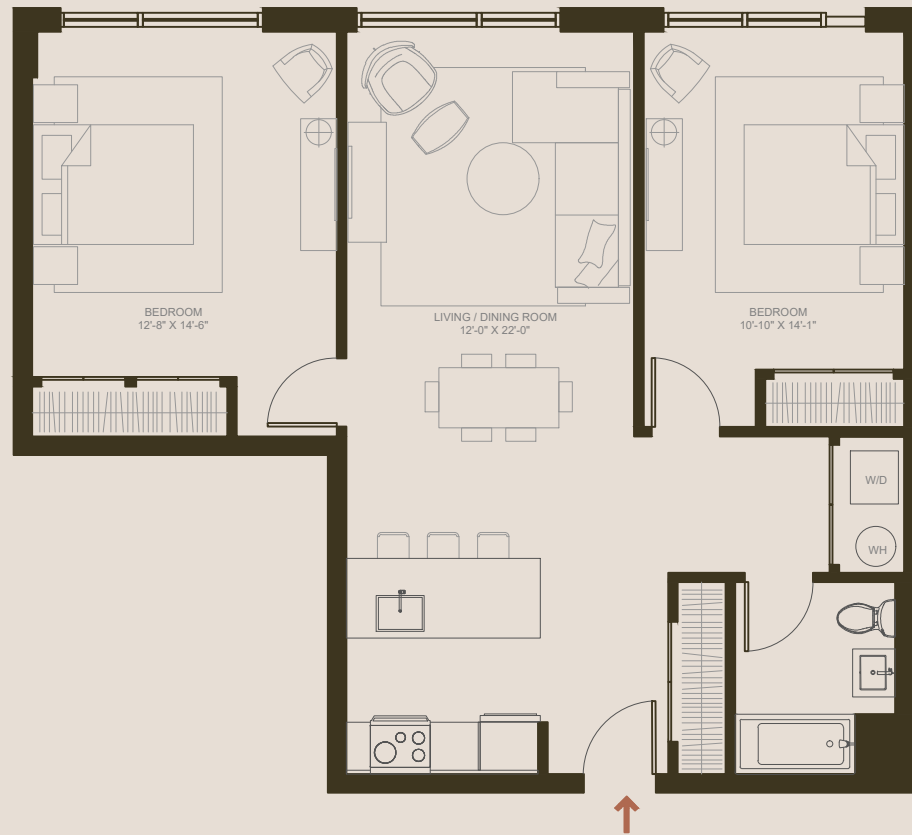
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 200
APARTMENT 112

2 BEDROOM
1 BATHROOM
1,012 SF



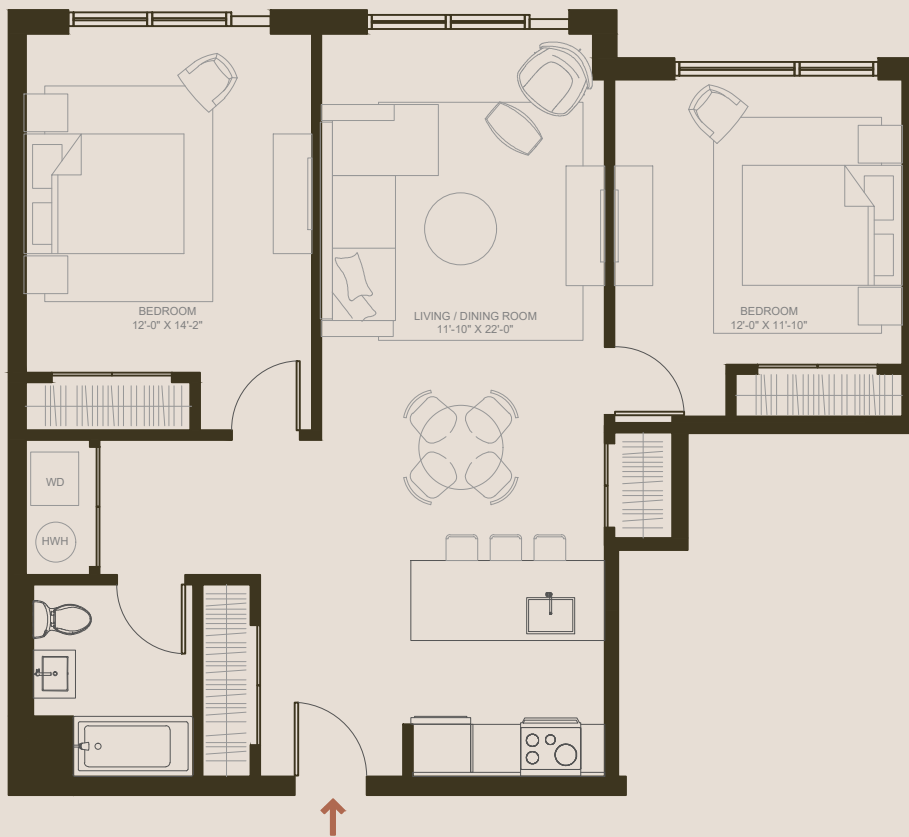
Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 200
APARTMENT 201

2 BEDROOM
1 BATHROOM
1,010 SF



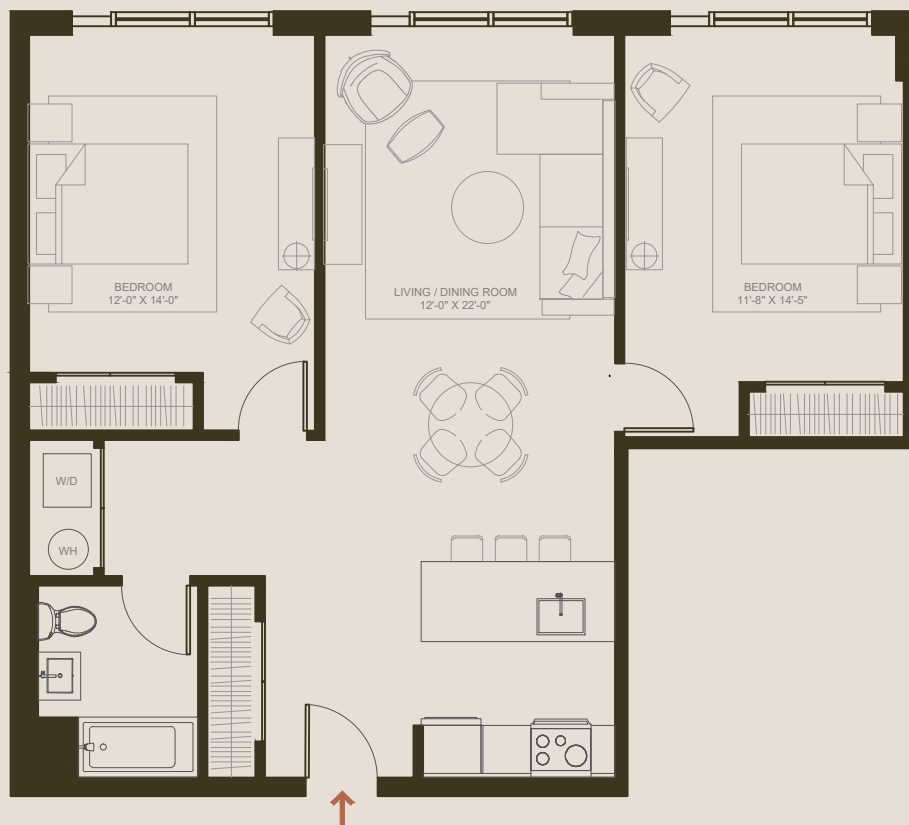
Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 300
APARTMENT 101

2 BEDROOM
1 BATHROOM
1,029 SF



Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.

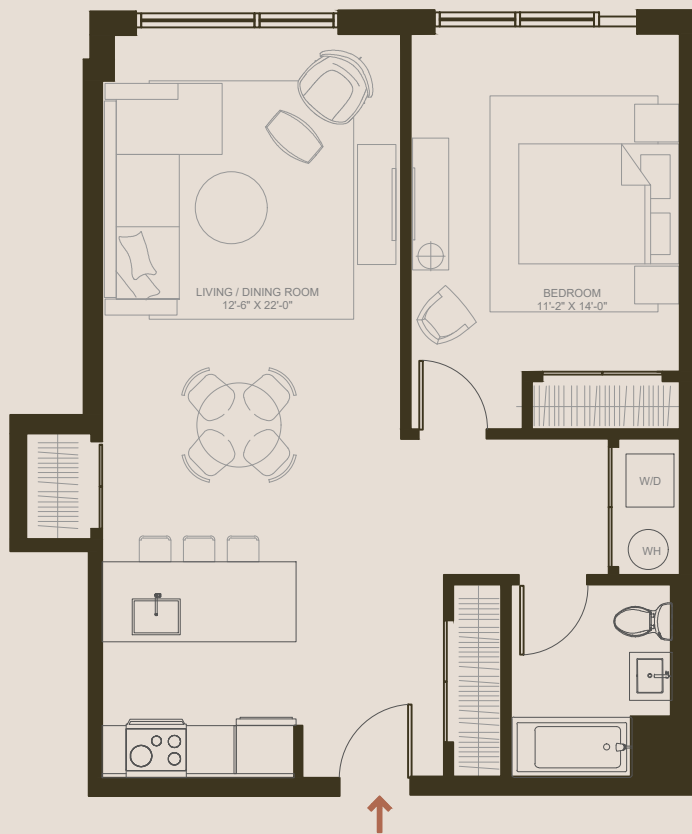
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 300
APARTMENT 112

1 BEDROOM
1 BATHROOM
816 SF



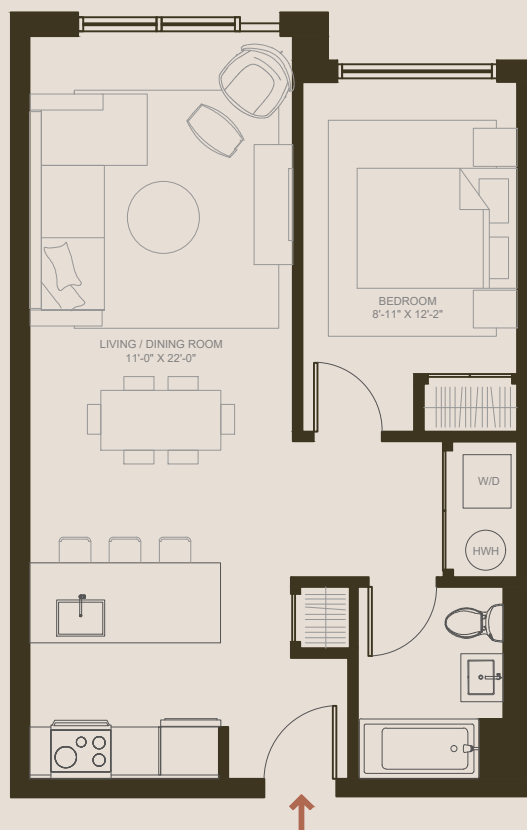
Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 300
APARTMENT 201

1 BEDROOM
1 BATHROOM
665 SF



Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.

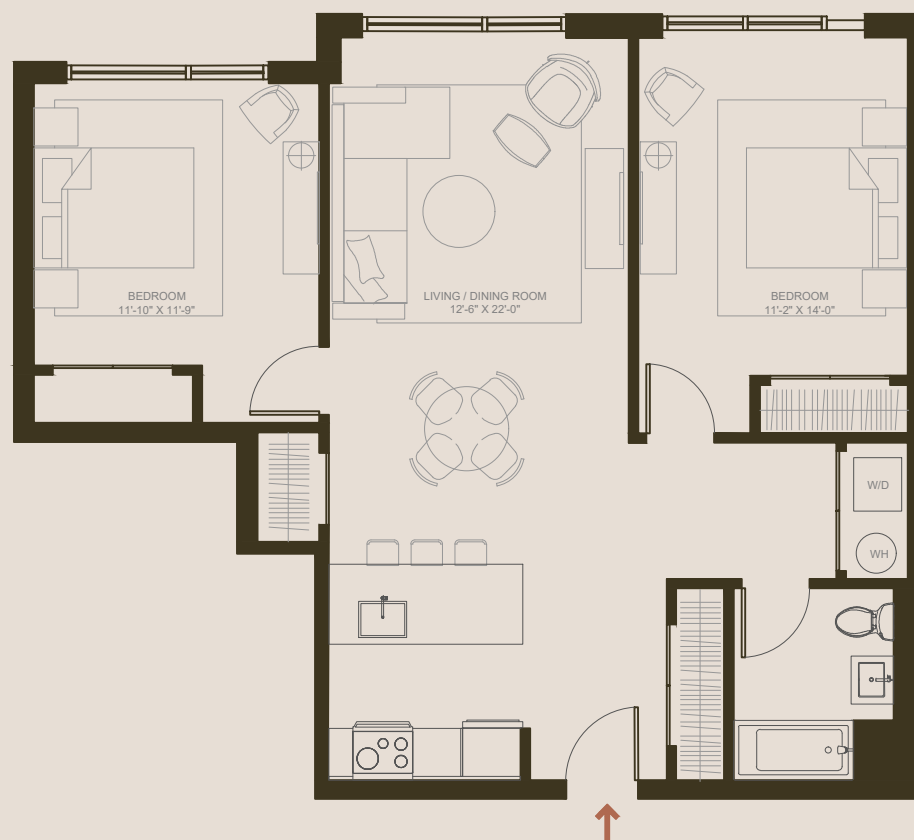
Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



THE ARNO

BUILDING 300
APARTMENT 213

2 BEDROOM
1 BATHROOM
1,010 SF



Floor plans are artist's renderings. All dimensions are approximate. Actual product may vary in dimension or detail.

Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.

Utility Allowance		
	1 Bedroom	2 Bedroom
Electric Heat	57	68
Electric Hot Water	38	49
Electricity	62	87
Total	157	204

Household Size	100% Area Median Income	GMI	X	%	=	Rent without Utility Allowance	Utility Allowance		Final Rents	
							Unit Size	Utility Allowance		Final Rent
1	80,400	\$ 6,700	X	30%	=	\$ 2,010	1 Bed	\$ 157	1 Pers/1 Bed	\$ 1,853
2	91,900	\$ 7,658	X	30%	=	\$ 2,298	2 Bed	\$ 204	1 Pers/2 Bed	\$ 1,806
3	103,400	\$ 8,617	X	30%	=	\$ 2,585			2 Pers/1 Bed	\$ 2,141
4	114,800	\$ 9,567	X	30%	=	\$ 2,870			2 Pers/2 Bed	\$ 2,094
5									3 Pers/2 Bed	\$ 2,381
6									4 Pers/2 Bed	\$ 2,666

Chai Developers LLC
35 Main Street, Suite 311
Poughkeepsie, NY 12601



January 30, 2025

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

RE: 248 Tioronda Ave – Building 100 Marketing Efforts

Dear Honorable Mayor Kyriacou and Members of City Council,

As per the Beacon City Council Resolution which was approved on 12/16/2024, we have continued to diligently market the commercial building at 248 Tioronda together with our broker, Brian Mossey of Berkshire Hathaway. Please accept this letter with the attached reports as our written update of these efforts made through the end of January.

As a summary, we have engaged with multiple prospective tenants seeking space for various uses and looking for various floor plans. There is one prospect of note which we are currently engaged with, which is a medical tenant seeking a large floorplan, and possibly even looking to lease the entire building. This is our first prospect of a scale capable of being considered an anchor tenant for the building and we are currently in continued talks with their representatives.

I am including a list here of the various prospects whom we have reached out to, or have inquired with us, along with the desired size of the space they wish to potentially lease. Please note that of these prospects, some have simply engaged enough to call it an “interaction” but have not remained interested or responded to follow-ups.

LIST OF PROSPECTIVE TENANT INTERACTIONS

- Medical tenant seeking up to the entire building (mentioned above).
- A fitness operator potentially looking for 3,500-5,000 square feet.
- A co-working business operator looking for 2,500-5,000 square feet.
- Children’s Play Area operator looking for approximately 1,500 square feet.
- Professional office looking for approximately 2,000 square feet.
- Salon operator looking for approximately 6,000 square feet.

In addition to these prospects, there were also a handful of other email and phone inquiries which have not resulted in any further engagement yet.

I am also attaching to this letter a report from CoStar showing the data from their platforms' listing for our property, as I had mentioned by the December council meeting.

We will continue to market the building, reach out to new prospects, and engage with the leads we have received. We will send our next written update at the end of March, as requested by City Council. Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'Jay Blumenfeld', with a long horizontal stroke extending to the right.

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC



< BACK



New Construction Commercial Building For Leas | 248 Tioronda Ave Beacon, NY 12508 | Multi-Family For Lease | 12,700 SF - 25,400 SF | Rent Not Disclosed

Days on Market
141
Started advertising
9/11/2024

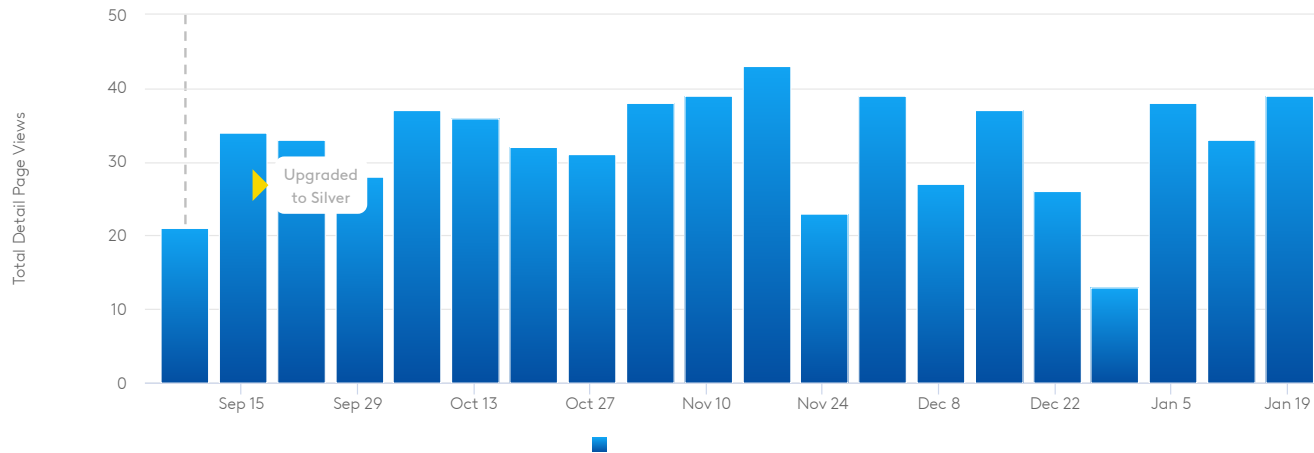
Listing Completeness
75%
last updated on
1/30/2025

Exposure Level
Silver
since
9/12/2024

In the last 30 days, **991** people have seen your property **2,314** times. Your listing is getting **12x** more exposure than a typical basic Multi-Family listing.

Listing Activity Report

Total Detail Page Views ▼ CoStar and LoopNet ▼ Select a Competitor ▼ 1 Year ▼




248 Tioronda Ave (Your Property)


*Current week's data is in progress.


Activity Summary


Summary of everyone that has seen your property.


1 Year 


9,430
 Total Views

3,581
 Unique Prospects

13s
 Average Time on Page

712
 Detail Page Views

2.0
 Frequency

2h 16m 46s
 Total Time on Page

Visitor Details

Top Visitors
All Visitors
Search Impression Views

*Using publicly available Reverse IP company information, CoStar Group is able to identify about 30% of the visitors to your listing. The vast majority (70%) is anonymous and listed as 'unknown' in the visitor details report.

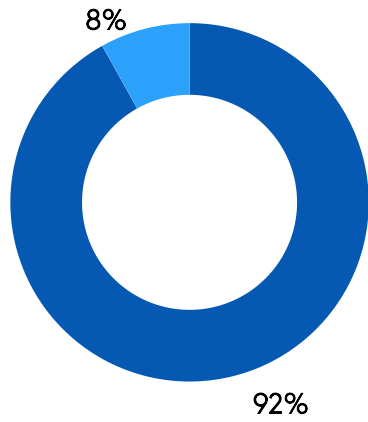
Company	Location	Visitors	Views	Return Visitors	Total Time On Page	Most Recent View	First View
Pure Physique	Shrub Oak, NY	2	3	1	1m 2s	11/21/2024	9/30/2024
Peace of Mind Insurance Services	San Jose, CA	2	7	1	1m 21s	1/13/2025	11/11/2024
Seven Verbs	Urbandale, IA	2	3	1	10s	1/29/2025	12/8/2024
Amazon.com, Inc.	Seattle, WA	2	2	-	30s	10/6/2024	9/14/2024
Jones Lang LaSalle Finance Europe	London, United Kingdom	1	2	1	3m 55s	9/19/2024	9/19/2024
Next Stop NY Realty	New York, NY	2	2	-	17s	10/26/2024	9/22/2024
The Wesson Group LLC	Johnstown, NY	1	2	1	-	9/20/2024	9/20/2024
Hastings Center - Robert S Morison Memorial Library	Garrison, NY	1	2	1	34s	9/13/2024	9/13/2024
Houlihan Lawrence Commercial	Rye Brook, NY	1	4	1	59s	12/18/2024	12/18/2024
Newmark Knight Frank	New York, NY	1	3	1	-	10/15/2024	10/15/2024

1 - 10 of 23

<
1 2 3
>

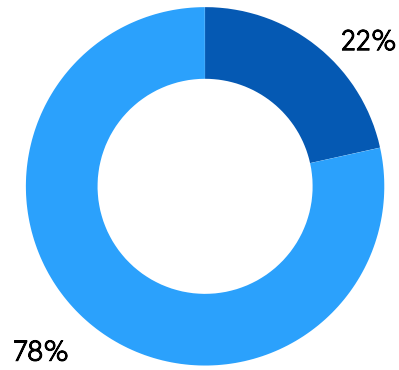
Show 10 Records
▼

New Visitors vs Returning



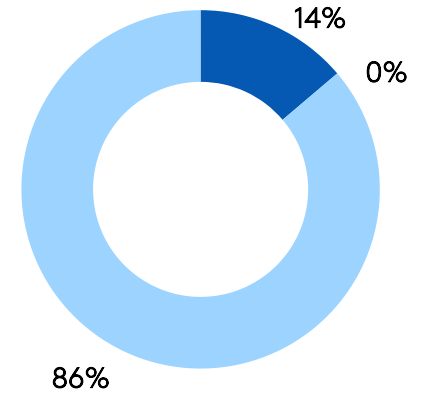
- 488 New
- 43 Returning

In Market vs Out of Market



- 128 In Market
- 466 Out of Market

Traffic Sources



- 82 Organic
- 0 Paid
- 512 Direct, Referral, App



*Due to data privacy we do not have visibility for all user locations.

Listing History

This is a log of events and changes to your listing.

Date	Action
10/22/2024	The size for a space was changed
10/22/2024	Attachment was added
10/22/2024	New space was added
10/22/2024	Photo was added
9/12/2024	Listing Exposure Level changed to Silver
9/11/2024	Attachment was added
9/11/2024	Photos were added (Primary Photo & other)
9/11/2024	Property description was changed
9/11/2024	Attachment was added
9/11/2024	New space was added

1 - 10 of 12

< 1 2 >

Show 10 Records ▼

City of Beacon City Council Agenda
03/10/2025

Title:

Accessory Apartment Regulation Amendments

ATTACHMENTS

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

Draft Local Law to Amend Accessory Apartment Requirements

Draft Schedule of Use Regulations

Accessory Apartment Setback Diagrams

City of Beacon Building Department Accessory Apartment Data

MEMORANDUM

TO: Lee Kyriacou, Mayor
Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: March 7, 2025

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

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

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

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

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

❖ **Answer:** See previous answer.

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

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

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

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

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

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

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

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

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

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

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

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

LOCAL LAW NO. _ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW TO AMEND ACCESSORY APARTMENT REQUIREMENTS
IN THE CITY OF BEACON

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

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

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

§ 223-24.1 **Accessory apartments.**

- A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on all existing detached single-family properties in all ~~residence~~ districts ~~and the Transitional District~~ to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.
- B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.
- C. Location on the lot. An accessory apartment may be located either in or attached to a detached single-family dwelling or in an accessory building on such a single-family lot.
- D. Apartment size. ~~The floor area of an accessory apartment shall not exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet. Notwithstanding the foregoing, the Planning Board may permit a larger accessory apartment where appropriate in an existing accessory building which was issued a certificate of occupancy more than five years before the date of application to construct accessory apartment. The maximum square footage permitted for accessory apartments shall be 50% of the total square footage of the principle building on the premises. For accessory apartments greater than 50% of the primary building size, site plan approval from the Planning Board is required.~~ The maximum square footage permitted for accessory apartments shall be 50% of the total square footage of the principle building on the premises. For accessory apartments greater than 50% of the primary building size, site plan approval from the Planning Board is required. There shall be no more than one accessory apartment permitted per single-family lot.
- E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.
- F. Off-street parking. ~~A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on~~

~~the lot.~~ There is no minimum off-street parking requirement for accessory apartments. The Planning Board may, in its discretion, ~~waive all parking requirements~~ require parking for an accessory apartment ~~when deemed appropriate~~ that is seeking site plan approval for a unit with a maximum square footage that is greater than 50% of the primary building's footprint.

- G. The accessory apartment shall not be used for short-term rentals as defined in § 223-26.5.
- H. An existing structure that does not conform to the yard requirements of Chapter 223 may be converted into an accessory apartment without a variance from the Zoning Board of Appeals if the proposed use will not enlarge or increase the dimensional nonconformity.
- I. The Building Inspector shall have approval authority for accessory apartments that are contained entirely ~~contained~~ within an existing single-family dwelling, are contained entirely within an existing accessory building, or require an expansion to the existing primary or accessory building, and meeting provided that all setback requirements and the provisions of this section are met. All ~~other~~ proposed accessory apartments ~~in, including any accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings;~~ shall require site plan approval from the Planning Board

Section 2. Chapter 223 of the City Code of the City of Beacon, Article VI, Definitions and Word Usage, Section 223-63, entitled “Definitions,” is hereby amended as follows:

...

OCCUPIED PRIMARY RESIDENCE

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

...

OWNER

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

...

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

§ 223-26(D) **Schedule of Off-Street Parking Standards**

Schedule of Off-Street Parking Standards ¹				
Building Use	CMS, L, WD		R1, RD, LI, HI, WP, FCD, GB, T ²	
	Min	Max	Min	Max

Residential³ <i>(Including accessory apartment)</i>	–	1 space per dwelling unit	1 space per dwelling unit	3 spaces per dwelling unit
Lodging	–	0.75 space per guest room	0.5 space per guest room	1.5 space per guest room
Commercial (Retail / Office / Service / Food / Auto- Oriented/ Social and Community)	–	3 spaces Per 1000 SF GFA	3 spaces Per 1000 SF GFA	5 spaces Per 1000 SF GFA
Health Care and Educational		4 spaces per 1000 SF GFA	1 space per 1000 SF GFA	4 spaces per 1000 SF GFA
Industrial (Industrial or Assembly)	–	–	0.25 space per 1,000 SF GFA	2.5 spaces per 1,000 SF GFA
Other Uses		Shall be determined by the Planning Board or the Building Inspector, as appropriate depending upon the permit or approval sought and upon consideration of relevant factors dictating the parking needs of each such use.		

NOTES:

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

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

[Attached]

Section 5. Applicability.

This local law shall apply to all land use applications received on or after the effective date of this local law as set forth in Section 17 below. Notwithstanding the aforementioned, this local law shall also apply to pending and/or approved land use applications on the effective date of this local law unless a final certificate of occupancy is issued within one calendar year of the effective date of this local law as set forth in Section 17 below.

Section 5. Ratification, Readoption and Confirmation.

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

Section 6. 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 7. Severability.

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

Section 8. Effective Date.

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

ZONING

223 Attachment 2

City of Beacon

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

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

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

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

BEACON CODE

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

Notes:

GENERAL

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

R1-120

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

R1-80

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

RD-7.5

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

R1-5

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

RD-6

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

RD-5

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

RD-4

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

RD-3

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

RD-1.8

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

RD-1.7

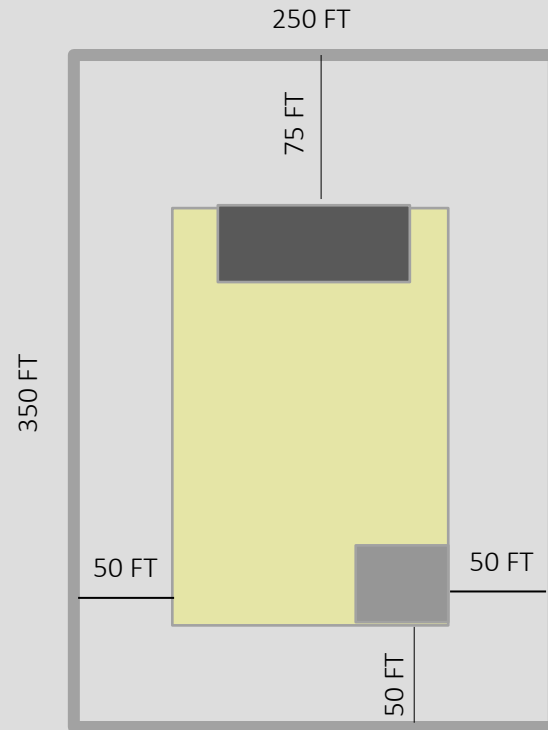
- There is only one parcel in this district, and it is much larger than the requirements.
- Minimum required setbacks do not make sense for this district. If the minimum setbacks are applied, a primary building would only be permitted to be 10 feet wide (see diagram).

R1-120 District

Area where Accessory Apartment can be located

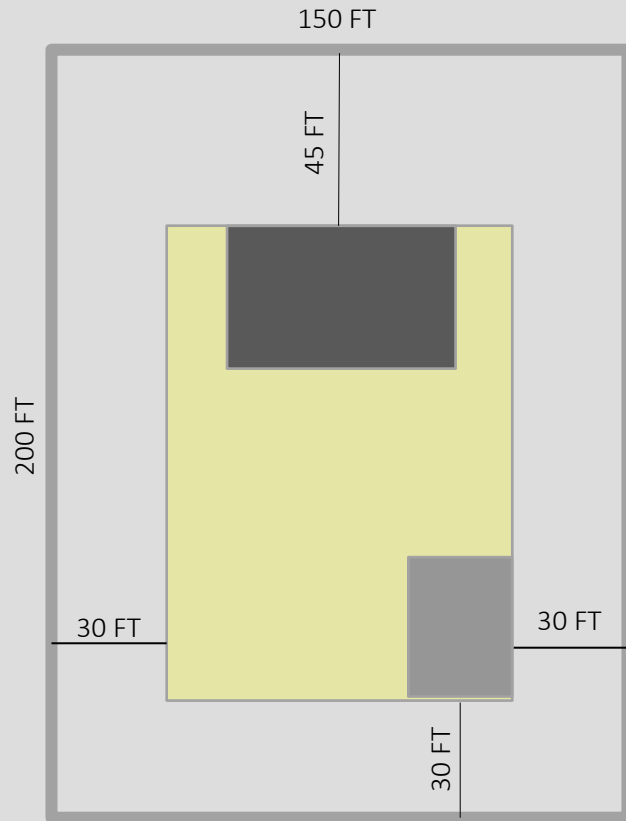
Primary Dwelling

Accessory Dwelling



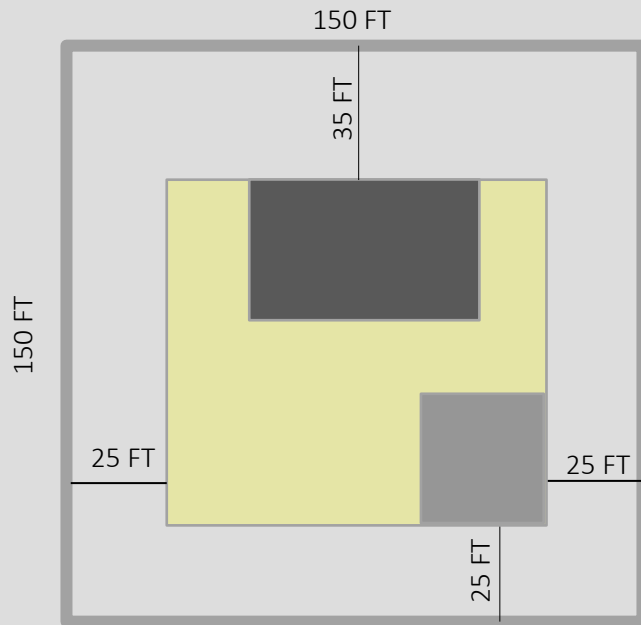
Parcel # 130200-6054-02-723821

R1-80 District



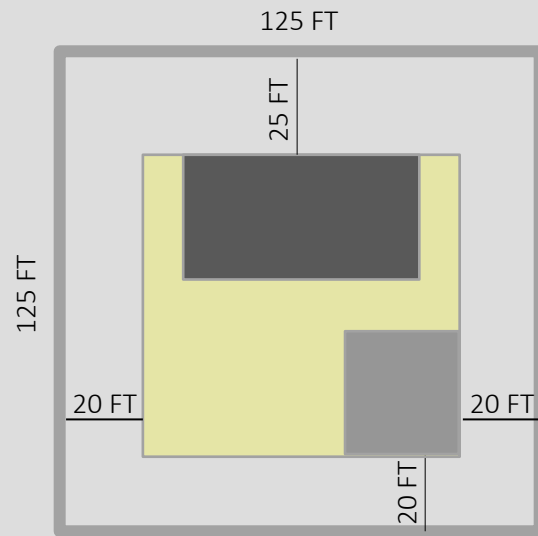
Parcel # 130200-6054-02-627660

R1-40 District



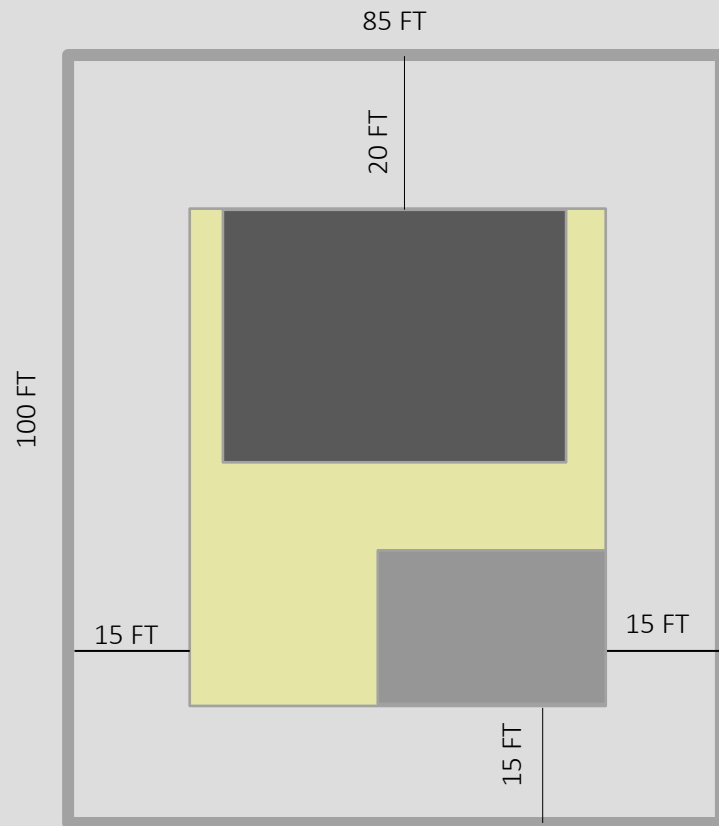
Parcel # 130200-5954-16-806472

R1-20 District



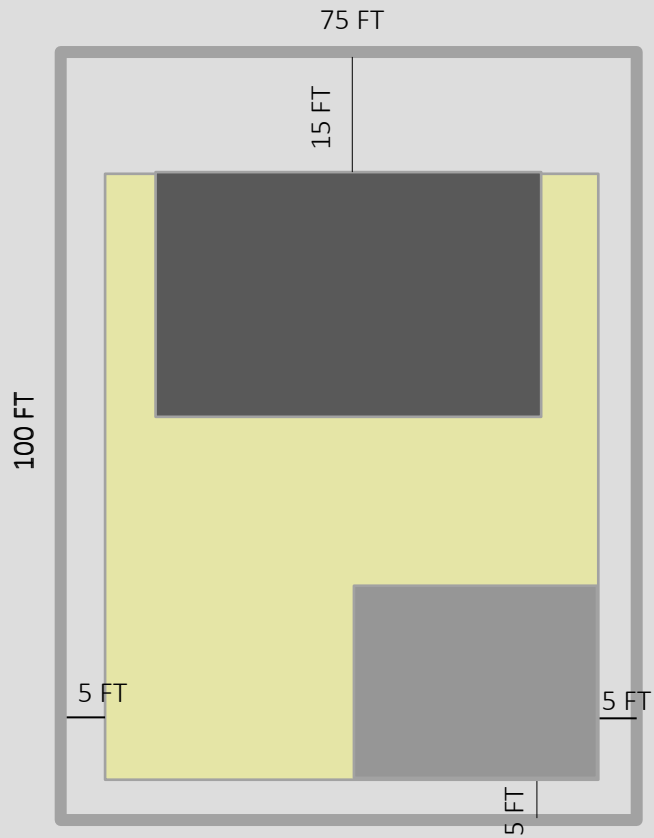
Parcel # 130200-5955-04-647233

R1-10 District



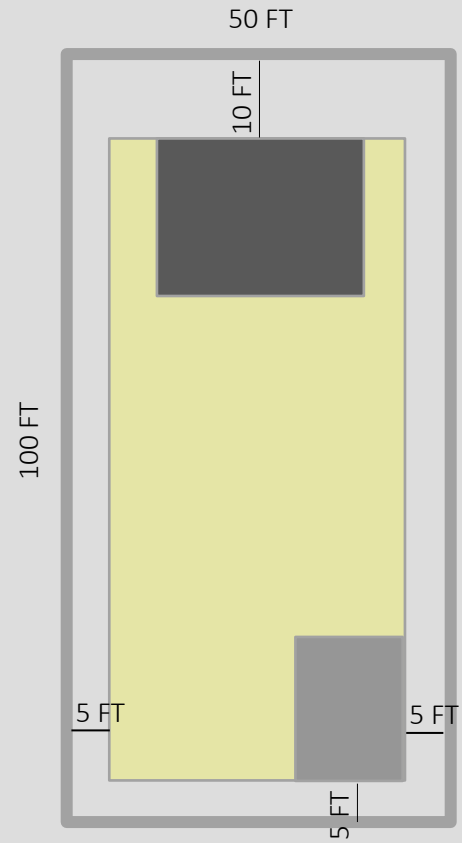
Parcel # 130200-6054-32-380829

R1-7.5 District



Parcel # 130200-5955-76-964127

R1-5 District



Parcel # 130200-6054-38-218709

RD-7.5 District



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

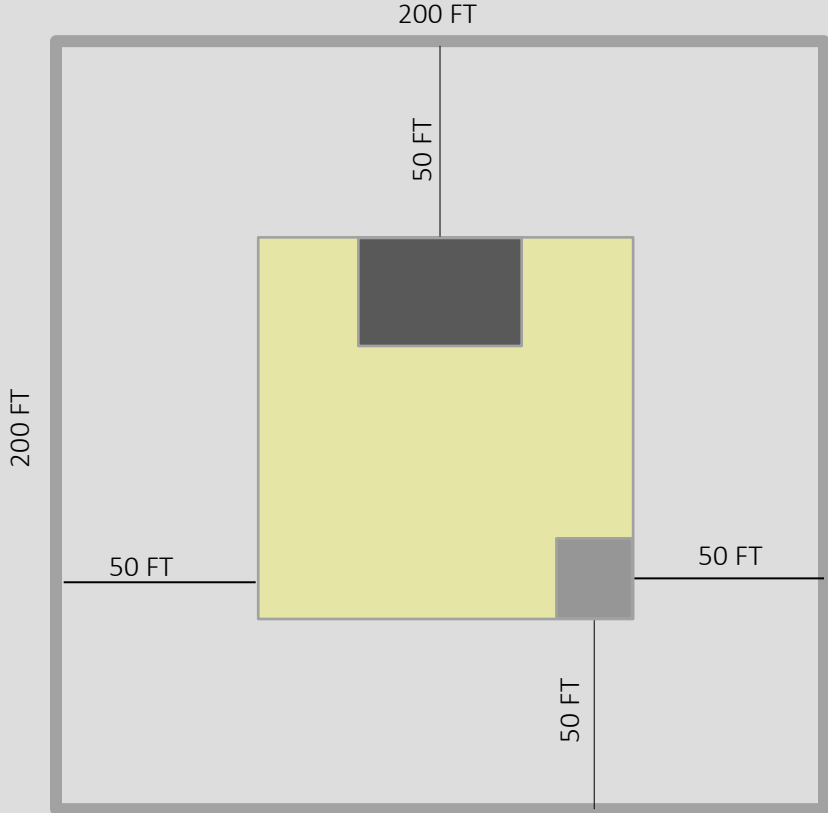
Pictured is one of the subdivided townhome lots.



Parcel # 130200-5954-34-644863

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

RD-6 District

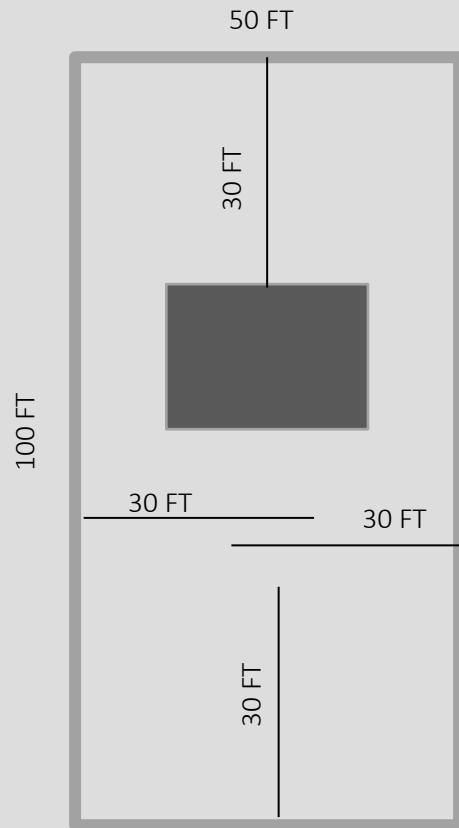


Parcel # 130200-5954-42-667670



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

RD-5 District

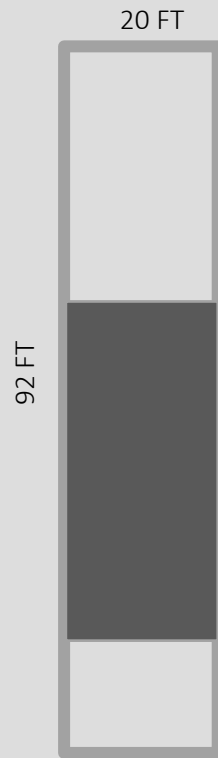


Note: Minimum requirements for this district do not make sense with the minimum setbacks for an ADU.



Parcel # 130200-6054-29-041858

RD-4 District



Parcel # 130200-6054-29-067809

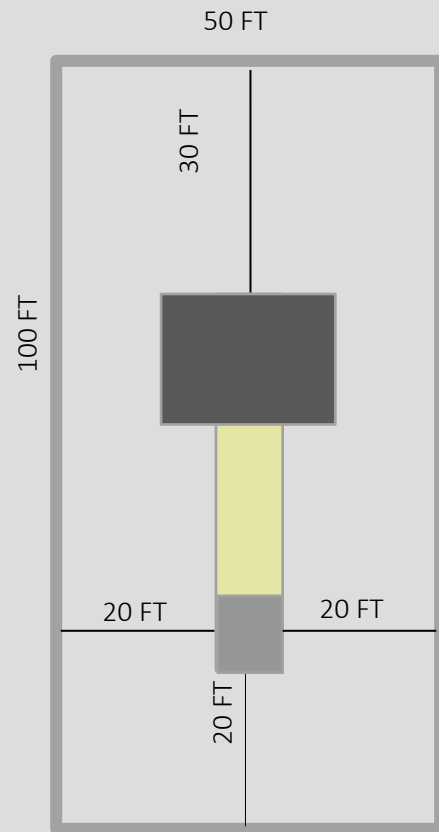


Parcel # 130200-6054-29-067824
Note: Subdivision (Filed Map)

Note: Bulk requirements for this district include a front yard setback of 40 feet, a side yard setback of 20 feet and a rear yard setback of 40 feet. None of these setbacks are met for any of the townhome/apartment lots.

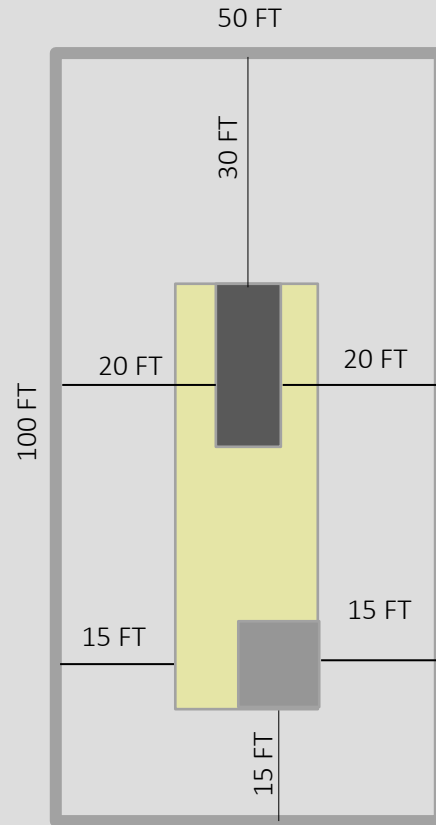
Pictured is one of the subdivided townhome lots.

RD-3 District



Parcel # 130200-6054-13-212498

RD-1.8 District

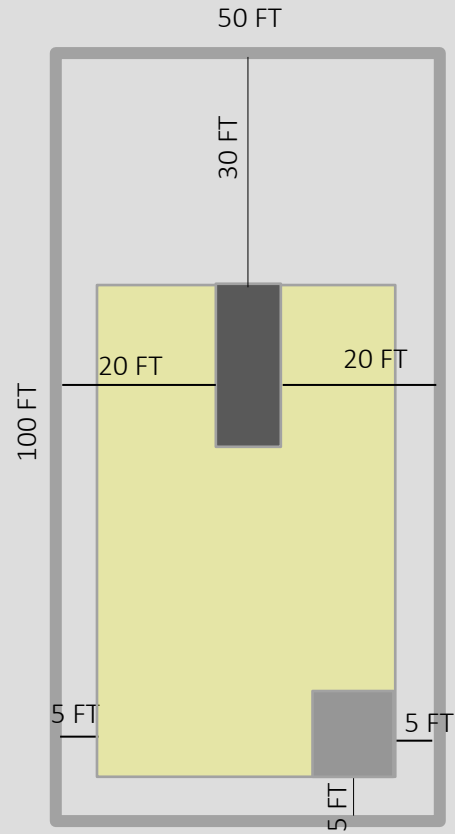


Note: Minimum requirements for this district do not make sense with the minimum setbacks for the primary building. The building would only be permitted to be a width of 10 feet on the minimum size lot.



Parcel # 130200-5954-42-746730

RD-1.7 District



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



Parcel # 130200-5955-19-590022



CITY OF BEACON New York Building Department

*Bruce Flower
Building Inspector*

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

To: Christopher White, City Administrator

From: Bruce Flower, Building Inspector

Re ADU Data from Building Department

Date: January 31, 2025

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

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

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

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

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

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

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

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

City of Beacon City Council Agenda
03/10/2025

Title:

2025 City of Beacon Priorities

ATTACHMENTS

[2025 City of Beacon Priorities](#)

City of Beacon – Projects

As of: Jan'25

Project (by Dept doing work)	Status	Time		Funding (\$000)		
		Admin	Dept	Source	Other	City
		H/M/L	H/M/L	Gr/Cap/Op	Amt \$	Amt \$
Capital Projects						
General Fund (Highway Dept)						
1	Restarting	H	M	DOT+	8,200	-
2		M	L	DOT+	incl.	-
3		L	H	CHIPS+	320	-
4		L	M	Cap	-	100
5		L	H	CHIPS+	500	-
6		M	L	CBDG+	275	50
7		M	H	CSC+	450	-
8		L	M	Cap	-	730
9		L	H	Oper	-	<50
10		L	M	CSC	50	-
11	Going to bid	M	M	Cap	-	805
12	Under Contract	L	H	Cap	-	78
13		L	M	Oper	-	<50
14	In process	L	L	Oper	-	<50
15		M	M	Oper	-	50
16	In process	M	M	Oper	-	<50
17		L	M	Oper	-	<50
18	In process	L	H	Cap	-	100
General Fund (not Highway)						
19	In process	-	L	Cap	152	10
20	In process	M	M	Cap	-	1,830
					9,947	3,753
Water/Sewer/WWTP						
21	In process	L	H	Cap	-	1,557
22		M	H	Cap	-	1,000
23	Defer	M	H	Cap/NYS?	[??]	3,900
24	In process	-	M	Cap	-	190
25	Restarting	M	H	Cap	-	2,200
26	In process	M	H	Cap	-	3,047
27	In process	M	H	Cap	-	5,445
28		M	H	Cap	-	804
29	Completed	M	H	Cap	-	500
30	In process	M	H	Cap	-	294
					-	18,937
					9,947	22,690
Operating Projects						
Contract/Nego/Sale (w/ Legal)						
31	Awarded	M	L	Oper	-	50?
32	In process	H	M	Oper	-	50?
33	Pending	M	M	Oper	-	<50
34	In process	M	M	Oper	-	50
35	In process	M	M	Oper	-	50
36		H	M	Oper	-	50?
37		H	M	Oper	-	50?
38		H	H	Oper	-	50?
39	In process	M	M	Oper	-	50?
40	Dormant	M	M	Oper	-	<50
Admin (w/ Finance)						
41	In process	L	H	Oper	-	-
42	In process	M	M	Oper	-	-
Planning/Zoning (w/ Planner, Legal)						
43	County	L	L	Dut Co	25	-
44	County	M	M	Dut Co	[3.000]	[800]

Project (by Dept doing work)	Status	Time		Funding (\$000)		
		Admin	Dept	Source	Other	City
		H/M/L	H/M/L	Gr/Cap/Op	Amt \$	Amt \$
45 Fjord Trail - Other Support/Planning		M	TBD	HHFT	-	<50
46 Bea-Hope Trail - Finish Feasibility Study	In process	M	M	Dut Co	50	-
47 Bea-Hope Trail - Design Work (+Funding)		H	M	Dut Co	[100?]	-
48 Fishkill Ave: Committee Recs		H	H	Oper	-	50
49 Fishkill Ave: Zoning		H	H	Oper	-	<50
50 Other Housing Zoning	In process	H	H	Oper	-	50?
51 DMV Lot Planning/Parking (Legal, Eng'r)	County	M	M	Oper	100	50?
<u>Future Projects (Involved Resources)</u>						
101 Rte 52 Access Road (Legal, Engr, Funding)		H	H	Cap	TBD	TBD
102 Camp Beacon Development (Legal)		M	M	Oper	TBD	TBD
103 Prison Land Acquisition (Legal)		H	H	Cap	TBD	TBD
104 Main St: Churchill Reconfigure (Planner)		H	H	Cap	TBD	TBD
105 Main St: E Main Reconfigure (Planner)		H	H	Cap	TBD	TBD
106 Main St: Visitor Center Bathroom		L	M	Cap	TBD	TBD
107 Main St: Bathrooms #2 (Legal, Engr)		H	H	Cap	TBD	TBD
108 Main St: Bathrooms #3 (Legal, Engr)		H	H	Cap	TBD	TBD
109 Main St: Parking Lot – Van Nydeck		H	H	Cap	TBD	TBD
110 Main St: Parking Deck – Churchill		H	M	Cap	TBD	TBD
111 Finance: e-Billing/Online Pay (Fin)		L	H	Oper	TBD	TBD
112 Park: Dennings Point Bldgs (Legal)		M	M	Oper	TBD	TBD
113 Park: Hiddenbrooke Improve (Engr, Hway)		H	H	Cap	TBD	TBD
114 City Hall: Ground Floor Expanson (Engr)		H	H	Cap	TBD	TBD
115 Housing: Develop Parking Lot #1 (Legal, Eng'r)		H	H	Cap	TBD	TBD
116 Tioronda Bridge Rebuild (Funding, Eng'r)		M	M	Cap	TBD	TBD
117 Bridge St Bridge Rehab (Funding, Eng'r)		M	L	Cap	TBD	TBD
118 Greenway Trail Next Phase (Legal)		M	M	Cap	TBD	TBD
119 Sidewalk Master Plan (Planner)		H	H	Oper	TBD	TBD
120 Bicycle Master Plan (Planner)		M	M	Oper	TBD	TBD
121 Parks: Rec Center Reno/New (Legal/Eng'r)		M	-	Oper	TBD	TBD
122 Communications Plan/Effort (tbd)		M	-	Oper	TBD	TBD

**City of Beacon City Council Agenda
03/10/2025**

Title:

Executive Session: Legal

ATTACHMENTS