



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

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

Roll Call

Workshop Agenda Items

1. [Proposed 2026 Budget: Highway Department](#)
2. [Proposed 2026 Budget: Water and Sewer Department](#)
3. [Proposed 2026 Budget: Wastewater Treatment Plant](#)
4. [Proposed 2026 Budget: Council Priorities](#)
5. [Discussion of Bond Resolutions Regarding Construction and Purchase of Equipment](#)
6. [Consideration of Request for Waiver of Required Commercial Space within Building 100 at 248 Tioronda Avenue](#)
7. [Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District](#)

Announcement of Next Meeting: November 3, 2025 at 7:00 p.m.

City of Beacon City Council Agenda
10/27/2025

Title:

Proposed 2026 Budget: Highway Department

ATTACHMENTS

[Proposed 2026 Budget: Highway Department Overview Slide Deck](#)

[Proposed 2026 Budget Excerpt: Highway Department](#)



CITY OF BEACON HIGHWAY DEPARTMENT

2026 Proposed Budget

Michael Manzi
Superintendent of Streets
October 27, 2025



Highway Dept Dump Truck



Annual Street Milling & Paving

Department Responsibilities

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, repairs)
- Public sidewalks, ADA ramps, and parking lots
- Road shoulders (mowing, trimming, tree care)

Oversee sanitation, recycling, and brush/ leaf removal

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 2026.



Veteran Banners Installed by Highway Staff



Highway Staff Replacing Main Street Sidewalk & Street Tree



*Renovated Police Locker Room-
First Improvement since 1996*



Newly Painted City Hall Exterior

2025 Accomplishments

- Completed Exterior Repainting/ Wood Repair of City Hall Bldg.
- Renovated Police Men's Locker Room and Fitness Room
- Supported the renovation of Memorial Park Skate Park
- Installed Fire Dept Boat Storage Structure at Waterfront
- Resurfaced and restriped Van Nydeck Parking Lots
- Milling and Paving of 15 City streets (2nd round in progress)
- Installed 24 new ADA compliant curb ramps

Other Activities

- Prepared Beacon Engine and Mase Firehouses for sale
- Launched E-Waste Recycling Program at Transfer Station
- Assisted Court with technology upgrades/ installations
- Started drainage replacement project on Depuyster Avenue
- Seal coated and restriped Henry Street Parking Lot



2026 Projects and Initiatives

- Milling and Paving of Fishkill Avenue (Blackburn Ave to Prospect Street)- Spring
- Renovation of the Police Women's Locker Room and Dispatch Room at City Hall
- Installation and commissioning of new PV solar installation on Highway Dept Garage Roof
- Additional milling and paving/ ADA curb ramps
- Completion of Fishkill Avenue (if necessary)
- Deploy salt brine system for Winter 2027
- Continue work with City Clerk to review files stored at Transfer Station for decades



*Highway Garage Solar Project
Starting Late 2025/ Completion Spring 2026*



Transfer Station- Review of File Archives



Significant Proposed Budget Changes

- Regular Salaries Increases (per 2024 MOA with CSEA)
 - Public Buildings- \$68k to \$74k
 - Highway- \$1.154 million to \$1.277 million
 - Park- \$150k to \$167k
- Public Buildings- Tompkins Hose Electric
 - Increased from \$15k to \$30k; consolidates 3 stations to 1 station
 - Electric heating and hot water replaced with all-electric systems
- Park- Janitor Services
 - Decreased from \$30k to \$11.8k
 - Services rebid in 2025 with new locally-based vendor



Thank you!
Questions?

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
EXPENSE (A)

			2023	2024	2024	2024	2025	2025	2025	2026	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	64,436	67,787	67,787	67,740	68,425	71,475	54,879	74,877	
A1620	105000	OVERTIME	2,320	2,400	2,400	2,704	2,400	2,400	2,563	3,000	
A1620	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-	-	
A1620	119000	CLOTHING ALLOWANCE	650	650	650	650	650	650	-	650	
A1620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	
A1620	411000	CLEANING SUPPLIES	7,381	9,500	11,238	7,872	9,500	9,500	3,649	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	13,448	15,700	15,700	12,979	15,700	14,700	9,641	15,140	
A1620	412620	TOMPKINS HOSE GAS HEAT	2,275	-	-	-	-	-	-	-	
A1620	412630	MASE HOOK & LADDER GAS HEAT	3,553	4,400	4,400	4,301	1,100	4,600	4,791	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	6,761	12,000	12,000	5,755	10,000	9,490	4,964	9,770	
A1620	413100	EV CHARGING STATIONS	-	-	-	3,780	-	-	1,970	5,500	
A1620	416000	MATERIALS & SUPPLIES	7,578	8,500	8,500	7,620	9,500	12,087	7,294	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	-	-	-	-	-	
A1620	422005	WELCOME CENTER ELECTRIC	127	600	600	2,909	3,000	2,000	760	2,100	
A1620	422010	BEACON ENGINE ELECTRIC	-	-	-			2,378	2,567	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	-	-	-	11,608	15,600	20,600	22,269	30,900	
A1620	422030	MASE HOOK & LADDER ELECTRIC	-	5,000	5,000	2,725	-	1,008	1,235	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	-	-	-	-	-	
A1620	422062	AREA LIGHTS ELECTRIC	426	350	489	535	500	500	396	525	
A1620	422098	CHARGING STATION ELECTRIC				2,053			15,700	23,900	
A1620	442000	EXTERMINATOR	1,348	1,500	1,361	370	3,000	3,000	1,474	3,000	
A1620	444000	JANITORIAL SERVICE	-	1,000	1,850	1,350	3,000	3,000	931	3,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	41,688	70,000	70,000	49,397	65,000	65,000	30,068	60,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	24,000	-	24,000	21,000	-	24,000	
A1620	447300	REPAIR OF REAL PROPERTY	666	7,000	6,000	1,675	7,000	5,000	329	7,000	
A1620	447301	REPAIR OF MUNICIPAL CENTER	7,168	15,000	16,000	11,666	15,000	9,537	4,424	15,000	
A1620	447302	REPAIR OF MEMORIAL BLDG	5,042	5,000	5,000	184	5,000	3,597	265	5,000	
A1620	447307	REPAIR OF FIREHOUSE	1,054	3,000	3,000	2,833	3,000	-	-	3,000	
A1620	820000	SOCIAL SECURITY	5,348	5,610	5,610	5,628	5,659	5,892	4,393	6,199	
TOTAL PUBLIC BUILDINGS			173,769	261,497	264,085	208,834	269,534	269,914	174,562	315,561	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
EXPENSE (A)

			2023	2024	2024	2024	2025	2025	2025	2026	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	104,501	112,000	112,000	111,857	112,000	121,542	94,435	122,892	
A5110	101000	REGULAR SALARIES	922,606	1,140,325	1,140,325	1,069,287	1,154,015	1,205,458	835,929	1,277,899	
A5110	103100	TEMPORARY POSITION	15,359	17,280	17,280	12,245	18,240	18,240	14,397	19,200	
A5110	105000	OVERTIME	38,564	32,000	82,000	68,943	36,000	36,000	33,862	45,000	
A5110	105200	SICK LEAVE BONUS	2,234	3,905	3,905	2,415	3,500	5,581	5,581	5,000	
A5110	112500	MEALS	595	750	750	1,176	750	750	231	1,000	
A5110	119000	CLOTHING ALLOWANCE	7,738	9,125	9,125	8,429	9,425	9,425	-	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	7,500	7,500	5,000	5,000	5,000	-	5,000	
A5110	190000	SEVERANCE/RETIREMENT PAY	5,492					75,409	75,409	-	
A5110	250000	EQUIPMENT	15,258	3,000	3,000	-	17,500	17,500	11,982	16,500	
A5110	410100	ANTI-FREEZE	-	500	500	-	500	510	510	1,000	
A5110	411200	CONCRETE/CEMENT	2,214	5,000	4,000	813	5,000	3,765	3,736	4,500	
A5110	411300	BLACKTOP	6,665	4,500	4,500	2,167	4,500	4,500	3,440	4,500	
A5110	412300	FENCE	500	600	600	-	600	600	-	600	
A5110	412801	FLAGS	2,299	2,500	2,500	2,200	2,500	2,500	2,200	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,595	7,000	7,000	3,000	6,000	6,000	4,487	6,000	
A5110	413000	GAS & DIESEL	58,534	71,657	71,657	50,610	61,011	59,736	37,533	55,170	
A5110	413001	BVAC GAS	9,950	17,281	17,281	11,380	17,138	17,138	8,600	16,182	
A5110	413002	VEHICLE OIL	7,844	6,000	5,665	2,152	6,000	4,800	-	6,000	
A5110	413200	GRATES	2,003	2,000	6,007	6,007	6,000	5,500	425	5,000	
A5110	413500	GREASE & LUBES	-	750	750	487	750	750	-	750	
A5110	415400	TOOLS	2,144	3,000	3,000	2,085	3,000	2,900	1,416	3,000	
A5110	416000	MATERIALS & SUPPLIES	28,394	20,000	24,340	22,283	20,000	25,400	16,274	26,000	
A5110	416300	PAINTS	703	1,000	1,000	-	1,000	400	-	1,000	
A5110	416400	PIPE	330	1,000	500	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	856	2,000	2,000	2,517	2,000	2,000	-	1,500	
A5110	417100	ROAD MARKINGS	64,074	60,000	54,158	33,258	60,000	60,000	2,000	45,000	
A5110	417200	GUARD RAILS	5,555	3,000	-	-	3,000	3,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	-	2,500	2,500	1,422	2,500	2,500	-	2,500	
A5110	417900	SIGNS & POSTS	11,564	10,000	10,000	5,833	10,000	10,000	4,557	9,000	
A5110	418200	STONE	1,485	3,000	2,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	5,706	12,000	14,560	6,467	11,000	11,000	3,404	11,000	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
EXPENSE (A)

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			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
A5110	418800	TAR	21,913	30,000	23,200	-	30,000	30,000	-	30,000	
A5110	419000	UNIFORM CLEANING	1,454	1,600	1,600	1,523	1,600	1,600	952	2,000	
A5110	419600	WEED CONTROL	760	4,500	5,208	2,559	4,500	4,500	1,101	4,500	
A5110	419700	WELDING SUPPLIES	-	1,000	-	-	500	500	-	1,000	
A5110	422081	DPW ELECTRIC	763	2,200	3,700	3,889	3,700	3,700	1,226	3,885	
A5110	424001	DPW WATER & SEWER	954	1,600	1,600	1,000	1,600	1,600	626	1,600	
A5110	443200	TRAINING	500	3,000	1,094	500	2,500	2,500	500	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	1,248	750	750	200	1,000	1,000	150	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	38,537	30,000	43,641	44,419	45,000	45,000	28,669	45,000	
A5110	447000	RENTAL OF EQUIPMENT	283	3,000	715	261	3,000	3,000	-	2,000	
A5110	447200	REPAIR OF EQUIPMENT	94,110	83,000	73,830	69,165	85,000	71,148	54,301	85,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	1,265	1,265	1,265	-	1,265	
A5110	447214	REPAIR OF BUS SHELTERS	-	1,500	1,550	1,549	1,500	1,500	-	1,500	
A5110	447300	REPAIR OF REAL PROPERTY	9,295	5,000	5,000	1,517	5,000	5,000	3,885	5,000	
A5110	448000	TREE MAINTENANCE	18,933	30,000	30,000	13,831	30,000	30,000	12,741	26,000	
A5110	462000	TRAVEL	70	150	150	68	150	150	35	150	
A5110	820000	SOCIAL SECURITY	79,186	101,201	101,201	90,599	102,428	107,253	75,661	113,634	
TOTAL HIGHWAY			1,601,033	1,860,939	1,904,907	1,664,378	1,901,672	2,031,620	1,340,255	2,035,152	
5142 SNOW											
A5142	105000	OVERTIME	18,919	90,000	90,000	46,902	90,000	90,000	57,869	90,000	
A5142	112500	MEALS	546	2,000	2,000	1,043	2,000	2,000	1,351	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	1,500	
A5142	416000	MATERIALS & SUPPLIES	8,475	4,000	4,000	2,397	4,000	4,000	1,440	4,000	
A5142	417600	SAND & SALT	47,923	130,000	130,000	59,444	120,000	120,000	84,110	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	7,673	32,000	32,000	32,579	35,000	35,000	12,429	34,000	
A5142	820000	SOCIAL SECURITY	1,406	7,038	7,038	3,480	7,038	7,038	4,277	7,038	
TOTAL SNOW			84,942	269,538	269,538	145,845	262,538	262,538	161,476	260,538	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023	2024	2024	2024	2025	2025	2025	2026	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	5,905	12,000	14,000	13,033	12,000	12,000	6,050	10,000	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	1,500	-	1,500	1,500	-	3,000	
TOTAL STREET LIGHTS			5,905	13,500	15,500	13,033	13,500	13,500	6,050	13,000	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	14,641	16,105	16,105	20,000	17,716	17,716		20,000	
TOTAL BUS OPERATIONS			14,641	16,105	16,105	20,000	17,716	17,716	-	20,000	

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EXPENSE (A)

			2023	2024	2024	2024	2025	2025	2025	2026	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
7110 PARK											
A7110	101000	REGULAR SALARIES	145,232	150,442	150,442	150,342	150,442	157,113	120,749	167,465	
A7110	103100	TEMPORARY POSITION	20,097	34,560	34,560	39,821	36,480	36,480	44,284	38,400	
A7110	105000	OVERTIME	4,257	4,000	4,000	4,034	4,500	4,500	1,680	4,500	
A7110	105020	OT BATHROOMS	13	600	550	155	600	600	243	500	
A7110	105200	SICK LEAVE BONUS	-	600	600	-	-	-	-	-	
A7110	112500	MEALS	21	50	100	119	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	1,010	2,000	2,000	-	18,000	18,000	15,859	2,000	
A7110	411000	CLEANING SUPPLIES	1,151	2,000	2,000	814	2,000	2,000	1,398	1,500	
A7110	412300	FENCE	247	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,850	8,042	8,042	5,200	6,625	6,625	2,950	4,839	
A7110	415400	TOOLS	320	750	750	238	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	5,256	3,500	3,500	2,666	6,000	6,000	2,705	4,000	
A7110	416300	PAINTS	922	1,000	1,000	-	1,000	1,000	-	1,000	
A7110	419600	WEED CONTROL	760	2,000	2,208	708	1,500	1,500	-	1,000	
A7110	422095	PARK ELECTRIC	4,027	6,800	6,800	6,869	7,000	7,000	4,005	7,350	
A7110	444000	JANITOR SERVICE	15,250	17,500	20,250	20,514	30,320	30,320	5,571	11,845	
A7110	447200	REPAIR OF EQUIPMENT	2,071	2,500	4,750	3,356	4,000	6,053	3,299	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	8,075	16,000	13,250	-	12,000	36,947	26,904	3,000	
A7110	448000	TREE MAINTENANCE	1,000	9,000	7,250	6,111	9,000	9,000	-	9,000	
A7110	820000	SOCIAL SECURITY	11,496	14,608	14,608	14,185	14,751	15,261	12,138	16,238	
TOTAL PARK			228,355	277,502	278,210	256,432	306,618	340,799	241,834	279,037	

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EXPENSE (A)

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			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8010 ZONING											
A8010	101000	REGULAR SALARIES	15,289	15,931	15,931	16,386	17,616	18,409	14,050	20,320	
A8010	105000	OVERTIME	1,075	1,500	1,500	800	1,500	1,500	1,062	2,000	
A7140	105200	SICK LEAVE BONUS					180	300	300	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	-	200	200	199	200	
A8010	455000	VIDEOGRAPHER	4,875	4,800	4,800	5,150	4,800	5,000	3,017	5,000	
A8010	820000	SOCIAL SECURITY	716	1,333	1,333	493	1,462	1,532	1,049	1,707	
TOTAL ZONING			21,955	23,764	23,764	22,829	25,758	26,941	19,677	29,527	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	15,289	15,931	15,931	16,386	17,616	18,409	14,050	20,320	
A8020	105000	OVERTIME	1,695	2,500	2,500	1,670	2,750	2,750	2,425	3,100	
A8020	105200	SICK LEAVE BONUS					180	300	300	300	
A8020	416000	MATERIALS & SUPPLIES	454	2,200	2,200	1,897	2,200	2,200	319	2,200	
A8020	443200	TRAINING	-	-	-	-	500	500	96	500	
A8020	452000	CONSULTANT	24,907	25,000	40,000	37,275	30,000	30,000	26,162	35,000	
A8020	455000	VIDEOGRAPHER	5,600	4,800	4,800	5,250	4,800	6,200	3,933	6,200	
A8020	820000	SOCIAL SECURITY	762	1,410	1,410	545	1,558	1,628	1,144	1,792	
TOTAL PLANNING			48,707	51,841	66,841	63,023	59,604	61,987	48,429	69,412	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	72,624	90,000	90,000	82,462	90,000	90,000	42,249	90,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	764,539	790,000	790,000	770,444	790,000	790,000	370,680	746,000	
A8160	449101	ADD A CAN EXPENSE	90	100	100	95	150	150	50	150	
A8160	449300	RECYCLING HAULING	230,131	231,000	231,000	230,131	231,000	226,900	115,065	232,500	
A8160	449301	RECYCLING DISPOSAL	116,662	95,000	95,000	96,625	120,000	115,000	32,239	104,000	
A8160	449600	COMPOST PROGRAM	14,160	17,000	17,000	9,374	15,000	15,000	6,070	15,000	
TOTAL SANITATION			1,198,206	1,223,100	1,223,100	1,189,131	1,246,150	1,237,050	566,353	1,187,650	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
EXPENSE (A)

			2023	2024	2024	2024	2025	2025	2025	2026	
			YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
			ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,993	-	7,500	2,800	-	10,000	
A8170	447200	REPAIR OF EQUIPMENT	9,550	7,500	19,307	18,205	20,000	39,752	32,940	30,000	
TOTAL STREET CLEANING			9,550	15,000	22,300	18,205	27,500	42,552	32,940	40,000	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	87,884	97,021	97,021	97,744	98,555	105,819	83,010	108,510	
A8189	105000	OVERTIME	1,963	2,300	2,300	1,834	2,300	2,300	1,462	2,300	
A8189	105200	SICK LEAVE BONUS	600	706	706	600	893	1,488	1,488	1,000	
A8189	112500	MEALS	28	100	100	14	100	100	21	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	2,305	-	-	-	-	-	-	-	
A8189	412650	TRANSFER STATION GAS HEAT	7,143	8,700	8,700	2,903	8,700	8,700	4,707	8,960	
A8189	413000	GAS & DIESEL	11,600	16,640	16,640	10,230	16,300	16,300	6,590	12,830	
A8189	415400	TOOLS	97	1,200	1,200	519	1,200	1,200	-	1,200	
A8189	416000	MATERIALS & SUPPLIES	1,369	1,600	1,755	2,320	2,000	2,000	280	5,000	
A8189	418600	TUBES & TIRES	768	800	800	651	800	800	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	-	1,500	1,500	1,030	1,575	
A8189	447200	REPAIR OF EQUIPMENT	9,456	11,000	52,000	51,124	25,000	23,300	3,081	20,000	
A8189	447300	REPAIR OF REAL PROPERTY	12,350	18,000	16,845	14,173	10,000	10,000	-	7,500	
A8189	820000	SOCIAL SECURITY	6,595	7,734	7,734	7,159	7,866	8,467	6,140	8,636	
TOTAL TRANSFER STATION			142,808	168,276	208,276	189,921	176,189	182,949	107,809	179,586	
8540 STORM DRAINS											
A8540	419800	STORM DRAIN REPAIR	40,615	-	-	-	-	-	-	-	
TOTAL STORM DRAINS			40,615	-	-	-	-	-	-	-	

City of Beacon City Council Agenda
10/27/2025

Title:

Proposed 2026 Budget: Water and Sewer Department

ATTACHMENTS

[Proposed 2026 Budget: Water and Sewer Department Overview Slide Deck](#)

[Proposed 2026 Budget Excerpt: Water and Sewer Department](#)



City of Beacon Water and Sewer Department 2026 Proposed Budget

Edward Balicki
Superintendent of Water and Sewers
October 27, 2025



Repaired hydrant valve and sidewalk



Pipe Gallery at Water Treatment Plant

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 sanitary sewer 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/ Emergencies calls
- Two Seasonal Staff support Summer projects



Water main repair on Heaney Drive



Hydrant Lateral Repair Main St near Dummy Light



Manhole Replacement- Main St and Teller Ave



Dredging of Pocket Reservoir

2025 Accomplishments:

- Water Meter Upgrade Capital Project (4,500 meters)
- West Main Pump Station and Force Main Project
- Fishkill Ave water/sewer main project (60+% complete)
- Manhole repair at Main Street/ Teller Avenue
- Supported Fishkill and Teller Avenue Rehabilitation Project
- Pocket Reservoir Dredging
- Investigation of Drinking Water Well #1

Other Activities:

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



Update on Fishkill Avenue Water and Sewer Project:

- To date, more than 1,000 CY of additional rock removal has been required, slowing progress by many weeks
- The Project is now estimated for completion by 12/15/25
- Interim paving will be done for the winter but the final milling and paving will be moved back to Spring 2026.





Water Conservation Initiatives

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

From 2015 to 2024, average water distribution declined by 400,000 gallons/day (15% reduction)

Resulted from 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 days of water use annually based on average water distribution



2026 Projects and Initiatives

- Construction of new Mt Beacon Water Storage Tank
- Rehabilitation of Melzingah Reservoir Dam
(contingent on NY State grant funding award)
- Engineering design of Cargill Reservoir Water Main Project
- Lead Service Line Inventory continuation
- Construction of Monell Pump Station
- Completion of Water Meter Upgrades (160 accounts/
approx. 3-4 percent of customers still pending)
- Sanitary Sewer Infiltration and Inflow Investigations (I&I) and
manhole repairs



Melzingah Reservoir Dam



Mount Beacon Water Storage Tank



Significant Proposed Budget Changes

- Contingency: Reduced from \$52k to \$10k
In 2025, Contingency included CSEA Salary Increases that had not yet passed
In 2026, those amounts are in the Salaries budget line
- Consultant (Water Administration): Increased from \$35k to \$50K
Engineering consulting for NYSDOH and US EPA mandates
- Regular Salaries (Water Purification): Increased from \$232k to \$258k
Per contractual obligations in MOA with CSEA signed in 2024
- Regular Salaries (Water Distribution): Increased from \$519k to \$553k
Per contractual obligations in MOA with CSEA signed in 2024



*West Main Pump Station and Force Main Project
Completed October 2025*



Thank you!
Questions?

2026 CITY OF BEACON PROPOSED BUDGET

WATER FUND EXPENSE (F)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	-	12,000	12,000	500	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		-	12,000	12,000	500	8,000	8,000	-	8,000	
1420 LAW										
F1420-450400	ATTORNEYS	44,896	40,000	40,000	38,454	42,000	42,000	23,339	42,000	
TOTAL LAW		44,896	40,000	40,000	38,454	42,000	42,000	23,339	42,000	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	1,976	2,230	2,384	2,359	5,480	5,480	4,341	680	
F1680-444100	LICENSE/PERMITS	1,782	3,990	3,990	1,814	4,088	4,088	1,543	3,800	
F1680-452003	IT CONSULTANT	7,826	7,450	7,321	3,269	9,450	9,450	1,822	8,000	
TOTAL TECHNOLOGY		11,584	13,670	13,695	7,442	19,018	19,018	7,706	12,480	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	227,304	232,987	232,987	224,558	230,200	230,200	226,272	230,797	
TOTAL TAXES ON CITY PROPERTY		227,304	232,987	232,987	224,558	230,200	230,200	226,272	230,797	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,752	3,425	3,425	2,931	2,782	2,942	1,483	-	
TOTAL MTA PAYROLL TAX		2,752	3,425	3,425	2,931	2,782	2,942	1,483	-	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	30,000	-	-	52,000	1,636	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	-	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		-	35,000	-	-	57,000	6,636	-	15,000	

2026 CITY OF BEACON PROPOSED BUDGET

WATER FUND EXPENSE (F)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	537	660	660	336	660	660	336	700	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	2,500	2,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	1,200	-	-	4,000	3,570	1,445	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	1,990	1,200	1,200	988	1,800	1,800	892	1,800	
F8310-450500	ADMINISTRATION FEE TO GENERAL	327,530	359,810	359,810	359,810	374,640	374,640	374,640	399,030	
F8310-452000	CONSULTANT	21,175	35,000	37,243	30,573	35,000	30,000	1,825	50,000	
F8310-462000	TRAVEL	4	100	100	107	1,000	1,430	1,215	1,000	
F8310-465000	POSTAGE	7,193	6,000	9,700	10,108	5,850	10,850	10,897	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-	220	
TOTAL WATER ADMINISTRATION		358,429	406,690	410,933	401,922	448,170	448,170	391,250	490,750	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	550	3,700	3,700	754	3,000	3,000	442	3,150	
F8320-424000	WATER FROM OTHER GOVERNMENTS	228,840	480,000	480,000	351,719	480,000	480,000	-	400,000	
TOTAL WATER SUPPLY		229,390	483,700	483,700	352,473	483,000	483,000	442	403,150	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	226,789	232,766	232,766	235,351	232,881	243,189	188,627	258,704	
F8330-105000	OVERTIME	19,510	25,000	25,000	24,579	25,000	25,000	16,849	27,000	
F8330-105200	SICK LEAVE BONUS	-	900	900	-					
F8330-105202	ON CALL	10,600	10,400	10,400	10,200	10,400	10,400	8,000	10,400	
F8330-112500	MEALS	7	200	200	112	100	100	49	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	77,745	70,000	77,000	96,139	88,000	88,000	67,897	89,000	
F8330-412685	GAS/OIL FOR HEAT	15,652	20,700	20,700	11,698	20,700	20,700	10,785	21,320	
F8330-416000	MATERIALS & SUPPLIES	4,599	6,500	6,500	2,734	7,000	7,000	1,480	6,500	
F8330-422045	PURIFICATION ELECTRIC	139,484	235,000	235,000	227,678	235,000	235,000	109,436	246,750	
F8330-423000	TELEPHONES	1,526	1,500	1,500	2,388	2,196	2,196	1,565	2,400	
F8330-423001	CELL PHONES	4,600	4,770	4,770	5,234	5,682	5,682	3,681	5,958	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	40,855	40,000	40,000	31,825	40,000	40,000	26,015	38,000	

2026 CITY OF BEACON PROPOSED BUDGET

WATER FUND EXPENSE (F)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
F8330-445100	MAINTENANCE OF EQUIPMENT	47,203	55,000	48,000	28,539	70,000	70,000	16,855	60,000	
F8330-447200	REPAIR OF EQUIPMENT			47,000	46,865					
F8330-820000	SOCIAL SECURITY	18,399	20,748	20,748	19,498	20,680	21,469	15,185	22,809	
TOTAL WATER PURIFICATION		608,919	725,434	772,434	744,790	759,589	770,686	466,424	790,891	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	107,375	112,000	112,000	111,912	112,000	121,542	94,435	126,271	
F8340-101000	REGULAR SALARIES	467,827	535,138	535,138	470,175	519,113	545,448	369,989	553,675	
F8340-103100	TEMPORARY POSITION	8,596	14,000	16,910	16,910	18,240	18,240	9,079	17,000	
F8340-105000	OVERTIME	9,165	34,000	31,090	21,132	30,000	30,000	22,145	29,000	
F8340-105200	SICK LEAVE BONUS	1,200	1,800	1,700	1,200	2,400	3,000	3,000	3,000	
F8340-105202	ON CALL	9,800	10,400	10,400	10,000	10,400	10,400	7,600	10,400	
F8340-112500	MEALS	84	150	250	371	250	250	455	300	
F8340-119000	CLOTHING ALLOWANCE	5,200	5,200	5,200	4,550	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	-	2,500	2,500	-	2,500	
F8340-190000	SEVERANCE/RETIREMENT		-	19,176	19,176					
F8340-250000	EQUIPMENT	6,632	18,000	16,000	3,645	18,000	18,000	5,573	15,000	
F8340-250031	PURCHASE HYDRANTS	-	10,000	10,000	-	12,000	12,000	6,452	10,000	
F8340-250400	PURCHASE WATER METERS	21,002	20,000	20,000	18,188	20,000	20,000	11,125	10,000	
F8340-413000	GAS & DIESEL	27,300	30,732	30,732	25,695	29,158	29,158	19,650	25,550	
F8340-415100	METER PARTS	31	7,500	7,500	4,224	8,000	8,000	4,124	7,500	
F8340-416000	MATERIALS & SUPPLIES	8,978	17,000	17,000	13,015	20,000	20,000	9,131	19,000	
F8340-416300	PAINTS	356	1,500	1,500	240	1,500	1,500	-	1,000	
F8340-416400	PIPE	-	2,500	2,500	1,038	2,500	2,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	-	5,000	9,511	8,257	10,000	10,000	6,108	9,000	
F8340-417500	SAFETY SUPPLIES	4,314	4,000	5,435	4,066	4,500	4,500	1,289	4,500	
F8340-418600	TUBES & TIRES	3,787	3,500	3,500	1,979	4,000	5,336	4,950	5,500	
F8340-443200	TRAINING		2,000	565	170		200	200	5,000	
F8340-445200	MAINTENANCE SERVICE	2,525	13,500	13,500	3,510	14,000	12,600	2,430	14,000	
F8340-447000	RENTAL OF EQUIPMENT	263	1,000	1,000	-	6,000	6,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	133,892	58,000	60,406	131,511	60,000	59,864	39,475	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	4,000	15,000	10,489	5,206	15,000	12,985	-	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,011	1,154	1,154	1,129	1,200	1,200	1,129	1,200	

2026 CITY OF BEACON PROPOSED BUDGET

WATER FUND EXPENSE (F)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
F8340-454000	ENGINEERS	17,626	20,000	20,000	19,788	20,000	20,000	517	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	39,717	20,000	20,000	4,595	20,000	22,015	-	25,000	
F8340-457600	LEAK DETECTION	13,300	14,000	14,000	-	15,000	15,000	-	10,000	
F8340-820000	SOCIAL SECURITY	43,534	54,712	54,712	46,455	53,558	56,348	35,924	57,172	
TOTAL WATER DISTRIBUTION		940,015	1,034,286	1,053,868	948,137	1,034,519	1,073,786	654,780	1,062,268	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	82,168	109,845	109,845	100,516	126,839	126,839	-	151,195	
TOTAL EMPLOYEES RETIREMENT SYSTEM		82,168	109,845	109,845	100,516	126,839	126,839	-	151,195	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	59,119	52,047	52,047	52,047	42,812	42,812	42,812	48,973	
TOTAL WORKERS COMPENSATION		59,119	52,047	52,047	52,047	42,812	42,812	42,812	48,973	
9055 DISABILITY										
F9055-850000	INSURANCE	661	650	650	514	650	650	195	650	
TOTAL DISABILITY		661	650	650	514	650	650	195	650	

2026 CITY OF BEACON PROPOSED BUDGET

WATER FUND EXPENSE (F)

WATER FUND EXPENSE (F)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	450,385	421,819	421,819	451,162	395,670	395,670	236,858	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	9,894	9,894	9,894	11,880	11,880	11,880	7,770	15,540	
F9060-840500	DENTAL INSURANCE	9,944	11,427	11,427	9,692	9,365	9,365	2,464	7,985	
F9060-840600	VISION INSURANCE	1,237	1,320	1,320	1,219	1,180	1,180	885	1,180	
TOTAL HEALTH INSURANCE		471,460	444,460	444,460	473,953	418,095	418,095	247,977	444,062	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	157,256	160,355	160,355	160,355	-	-	-	-	
F9710-605600	2016 PRINCIPAL	167,093	169,975	169,975	169,975	172,856	172,856	172,856	175,738	
F9710-605900	2021 PRINCIPAL	120,183	124,475	124,475	124,475	125,908	125,908	-	130,199	
F9710-705500	2014 (2005) INTEREST	7,744	4,009	4,009	4,009	-	-	-		
F9710-705600	2016 INTEREST	83,376	80,005	80,005	80,005	76,577	76,577	39,153	73,091	
F9710-705900	2021 INTEREST	112,751	109,998	109,998	109,998	107,181	107,181	-	104,300	
TOTAL SERIAL BONDS		648,403	648,817	648,817	648,817	482,522	482,522	212,009	483,328	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	-	-	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		-	-	-	-	163,000	163,000	-	163,000	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	400,000			100,000					
TOTAL INTERFUND TRANSFERS		400,000	-	-	100,000	-	-	-	-	
TOTAL WATER EXPENSES		4,085,100	4,243,011	4,278,861	4,097,054	4,318,197	4,318,356	2,274,689	4,346,544	

City of Beacon City Council Agenda
10/27/2025

Title:

Proposed 2026 Budget: Wastewater Treatment Plant

ATTACHMENTS

[Proposed 2026 Budget: Wastewater Treatment Plant Overview Slide Deck](#)

[Proposed 2026 Budget Excerpt: Wastewater Treatment Plant](#)



City of Beacon Wastewater Treatment Plant 2026 Proposed Budget

David Tavernier
Chief Wastewater Treatment Plant Operator
October 27, 2025





Department Responsibilities

The Department's mission is to provide sound disposal and treatment for wastewater and septage system waste in order to ensure the protection of human health and the Hudson River to which the WWTP discharges clean effluent.

The City operates and maintains the Wastewater Treatment Plant ("WWTP") at 96 Dennings Avenue, which receives an average daily flow of 3 million gallons per day ("MGD") and has a design capacity of 6 MGD. The WWTP is classified as a 4A Facility utilizing an activated sludge process to break down wastes.

In addition to the wastewater received through the City's extensive network of collection pipes, the plant also processes over 750,000 gallons of septage sludge and private wastewater per week, which is trucked in by haulers who are charged a fee for disposal that offsets costs for City of Beacon residents.



Clean Effluent Discharged to Hudson River



Chlorine Contact Tank for Wastewater Disinfection



Department Staffing

Current WWTP staffing (10 FTEs):

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

The WWTP operates 2 shifts Monday-Friday and 1 shift Saturday and Sunday, 365 days a year.

The City is continuing to work to identify a qualified senior maintenance mechanic but is proposing no new positions in the 2026 Budget.



Water Plant Operator Conducting Testing



WWTP Administration Building



Solids Dewatering Project Started Early 2025



Interior Renovations of Dewatering Bldg.

2025 Accomplishments:

- Launched Dewatering Upgrade to replace failing belt press with new centrifuges and modernize Dewatering Bldg.
- Completed roof replacement of Administration Bldg.
- Continued upgrades of facility with interior painting and installation of new heat pumps in staff break room and locker room
- Commenced engineering design for the replacement and reconfiguration of aeration blowers
- Reconstructed deteriorated exterior stairwell (thanks to Highway Dept staff)



2026 Projects and Initiatives

- Complete Dewatering System upgrade and decommission belt press system/ adjust shifts based on new efficiencies
- Finish engineering design for aeration blower project and install new configuration of units
- Continue migration from Emaint vendor to Helix Intel (through NYMIR) for Computerized Maintenance Management System (CMMS)
- Procure sludge removal services at end of current contract in mid-2026



*Aeration Blowers to be Replaced in 2026
Transition to Smaller Units*



*Hauler Receiving Station
More Dependable Dewatering will Increase
Hauler Revenues*



Significant Proposed Budget Changes

Increases to 8130 Water Pollution Control

- Regular Salaries: Increase from \$715k to \$793k (+10.9%)
Based on 2024 CSEA Agreement; step increases for employees
- Overtime: Increase from \$97k to \$115k (+18.6% increase)
Based on salary increases, expanding rain event overnight staffing, and shift coverage for employee leaves (exacerbated by unfilled vacancy)
- Chemicals- Increase from \$188k to \$203K (+8% increase)
Key treatment chemicals like chlorine, neutralizers, oxidizers, and polymers impacted by limited manufacturing capacity, high demand, and few suppliers



Significant Proposed Budget Changes

Decreases to 8130 Water Pollution Control

- Repair of Equipment- Decrease from \$160k to \$116k (-27.5%)
Capital investments that replace aging equipment projected to reduce. As a result, the need for costly repairs
- Purchase of Equipment- Decrease from \$78k to \$60k (-22.7%)
By proactively investing in high-quality equipment, we've significantly reduced the need for frequent replacements and unplanned replacement purchases
- Software and Support- Decrease \$11.3k to \$2.8k (-75%)
City transitioning from contracted paid CMMS service to free software offered by the City's insurer, NYMIR. , we eliminate annual fee for software service.



The WWTP ensures that the City of Beacon's wastewater does not adversely impact the Hudson River or public health.

Thank you!
Questions?

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	-	24,000	24,000	500	24,000	24,000	-	24,000	
TOTAL FISCAL AGENT FEES		-	24,000	24,000	500	24,000	24,000	-	24,000	
1420 LAW										
G1420-450400	ATTORNEYS	48,272	52,000	52,000	49,990	54,000	54,000	30,007	54,000	
TOTAL LAW		48,272	52,000	52,000	49,990	54,000	54,000	30,007	54,000	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,500	4,475	4,475	4,719	2,230	2,230	1,332	2,230	
G1680 444100	LICENSE/PERMITS	1,578	4,316	4,316	1,717	2,996	2,996	1,779	3,714	
G1680 452003	IT CONSULTANT	2,316	9,345	9,345	2,637	9,450	9,450	1,872	4,000	
TOTAL TECHNOLOGY		8,394	18,136	18,136	9,073	14,676	14,676	4,983	9,944	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,636	3,053	3,053	2,747	2,635	2,761	1,400		
TOTAL MTA PAYROLL TAX		2,636	3,053	3,053	2,747	2,635	2,761	1,400	-	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	50,000	50,000	-	65,000	25,137	-	20,000	
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		-	55,000	55,000	-	70,000	30,137	-	25,000	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	346,220	378,930	378,930	378,930	396,260	396,260	396,260	409,740	
TOTAL SEWER ADMINISTRATION		346,220	378,930	378,930	378,930	396,260	396,260	396,260	409,740	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8120 SANITARY SEWER										
G8120-250000	PURCHASE EQUIPMENT	-	10,000	10,000	-					
G8120-416000	MATERIALS & SUPPLIES	20,847	10,000	10,000	2,141	12,000	12,000	623	10,000	
G8120-422075	SANITARY SEWER ELECTRIC	249	525	525	387	525	525	271	551	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	14,017	24,000	24,000	62,075	25,000	25,000	13,666	18,000	
G8120-447300	MANHOLE REPAIRS I&I					100,000	100,000	-	40,000	
G8120-454000	ENGINEERS	-	25,000	25,000	19,795	20,000	20,000	795	20,000	
TOTAL SANITARY SEWER		35,113	72,525	72,525	84,398	160,525	160,525	15,355	90,551	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	92,111	95,227	95,227	95,168	95,227	99,512	76,465	104,488	
G8130-101000	REGULAR SALARIES	602,235	692,877	692,877	644,955	715,238	692,183	482,213	793,223	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	116,898	95,000	95,000	107,963	97,000	152,000	112,922	115,000	
G8130-105200	SICK LEAVE BONUS	1,200	3,311	3,311	311	1,200	2,000	2,000	3,000	
G8130-112500	MEALS	1,960	2,400	2,400	1,598	2,000	2,000	1,862	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,537	6,500	6,500	5,200	6,500	6,500	-	6,500	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	13,787	86,000	80,579	60,873	78,000	78,000	14,855	60,000	
G8130-410900	CHEMICALS	202,770	190,000	190,000	171,029	188,000	188,000	123,019	198,000	
G8130-410901	CARBON MEDIA	40,000	-	-	-					
G8130-411000	CLEANING SUPPLIES	-	2,200	2,200	-	500	500	385	500	
G8130-412680	GAS/OIL FOR HEAT	8,730	8,100	8,100	5,987	8,100	8,100	3,764	8,340	
G8130-412802	FLOWERS & LANDSCAPING		2,000	2,000	-	2,000	2,000	104	1,000	
G8130-413000	GAS & DIESEL	5,850	4,905	4,905	4,685	4,736	4,736	1,420	3,201	
G8130-414500	LAB SUPPLIES	4,362	10,000	10,000	1,878	4,800	4,800	3,854	4,800	
G8130-415400	TOOLS	1,846	5,000	5,000	3,664	4,900	5,230	329	1,400	
G8130-416000	MATERIALS & SUPPLIES	12,298	14,000	23,685	13,647	13,000	13,111	2,619	13,000	
G8130-416300	PAINTS	-	500	500	-	500	59	-	500	
G8130-417500	SAFETY SUPPLIES	2,390	7,000	7,000	208	9,550	9,550	713	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	1,077	7,000	7,315	2,865	5,040	5,040	1,900	3,000	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023	2024	2024	2024	2025	2025	2025	2026	
		YTD	ADOPTED	REVISED	YTD	ADOPTED	REVISED	YTD	PROPOSED	
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
G8130-422065	WPC ELECTRIC	139,894	235,000	235,000	219,256	235,000	235,000	108,042	246,750	
G8130-423000	TELEPHONES	3,782	4,500	4,500	4,863	4,500	4,500	3,812	5,000	
G8130-423001	CELL PHONES	1,185	1,572	1,572	1,915	1,572	1,572	1,277	1,572	
G8130-441300	CHEMICAL ANALYSIS/LAB WORK	34,232	42,000	42,000	33,970	41,000	41,000	23,903	40,000	
G8130-441500	SOFTWARE & SUPPORT	6,540	10,000	10,000	5,840	11,300	11,300	5,540	2,800	
G8130-443200	TRAINING	-	10,000	10,000	963	2,000	2,000	-	5,750	
G8130-444100	PROFESSIONAL LICENSE FEES	15,809	16,000	16,000	15,500	16,000	16,000	1,250	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	19,569	40,000	40,000	14,877	45,000	45,000	10,366	40,000	
G8130-446006	PRINTING BILLS	1,685	3,000	3,000	988	1,800	1,800	892	1,000	
G8130-446600	REFUSE REMOVAL	613,719	710,000	710,000	695,892	732,870	732,870	460,206	725,000	
G8130-447200	REPAIR OF EQUIPMENT	104,057	240,000	240,000	179,235	160,000	160,000	84,692	115,000	
G8130-447211	PROJECTS	-	20,000	20,000	1,808	20,000	20,000	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	2,200	5,000	6,076	6,076	5,000	5,000	-	4,000	
G8130-454000	ENGINEERS	16,324	70,000	72,214	5,392	50,000	50,000	16,728	35,000	
G8130-462000	TRAVEL	-	1,500	1,500	5	500	500	-	500	
G8130-465000	POSTAGE	5,165	4,200	4,200	5,813	5,400	5,400	4,520	6,000	
G8130-820000	SOCIAL SECURITY	59,301	68,683	68,683	61,803	70,354	73,187	48,851	78,543	
TOTAL WATER POLLUTION CONTROL		2,139,013	2,715,975	2,723,844	2,376,727	2,641,087	2,680,950	1,598,503	2,657,867	

City of Beacon City Council Agenda
10/27/2025

Title:

Proposed 2026 Budget: Council Priorities

ATTACHMENTS

City of Beacon City Council Agenda
10/27/2025

Title:

Discussion of Bond Resolutions Regarding Construction and Purchase of Equipment

ATTACHMENTS

Proposed Bond Issuance Concerning the Construction of Improvements to and Reconstruction of City Sewer Facilities

Proposed Bond Issuance Concerning the Construction of Mount Beacon Water Storage Tank

Proposed Bond Issuance Concerning the Purchase of a Vacuum Truck

Proposed Bond Issuance Concerning Highway Department Equipment



October 16, 2025

Orrick, Herrington & Sutcliffe LLP
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Orrick.com

VIA E-MAIL (stucker@beaconny.gov; beaconcyclick@beaconny.gov)

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Ms. Susan K. Tucker, CPA, Director of Finance
Ms. Amanda Caputo, City Clerk
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: City of Beacon, Dutchess County, New York
Construction of improvements to and reconstruction of City sewer facilities
\$730,000 Bonds
Orrick File: 46739-2-708

Dear Susan and Amanda:

We have prepared and enclose herewith a draft form of bond ordinance relating to the above-referenced matter for possible adoption by the City Council. Please confirm SEQRA status with your engineers. This bond ordinance is not subject to permissive referendum as it relates to sewers. Please correct me if I am wrong as to either point (Section 9.06 of the Charter refers to "sewer treatment facilities" and I expect that historical interpretation extends to that more than just the plant).

If utilized, please see that this ordinance is adopted by the affirmative vote of at least two-thirds of the entire voting strength of the City Council. After adoption, the summary Legal Notice of Estoppel of the ordinance, a form of which is enclosed herewith for your convenience, should be published once in the official newspaper of the City.

When available kindly furnish us **via pdf** (*Originals by mail to our office no longer needed*), with a certified copy of the enclosed ordinance, together with an original printer's affidavit of publication of the Legal Notice of Estoppel thereof.

Please do not hesitate to call if you have any questions.

With best wishes,

Very truly yours,

Douglas

Douglas E. Goodfriend

DEG/emt
Enclosures

cc: Mr. Ben Swanson (w/encl.) (cityofbeacon@beaconny.gov)
Ms. Beth Ferguson (w/encl.) (bferguson@fiscaladvisors.com)

**BOND ORDINANCE, DATED NOVEMBER 3, 2025, AUTHORIZING
THE ISSUANCE OF \$730,000 AGGREGATE PRINCIPAL AMOUNT
SERIAL BONDS TO FINANCE THE COSTS OF THE CONSTRUCTION
OF IMPROVEMENTS TO AND RECONSTRUCTION OF CITY SEWER
FACILITIES**

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the “City”), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the construction of improvements to and reconstruction of City sewer facilities, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the “Project”), at a total estimated cost not to exceed \$730,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of \$730,000 to finance the costs of the Project at a total estimated cost of \$730,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed \$730,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto*; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a class of objects or purposes as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the “Rule”), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice

provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.



October 16, 2025

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VIA E-MAIL (stucker@beaconny.gov; beaconcitclerk@beaconny.gov)

Douglas E. Goodfriend

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Ms. Amanda C. Caputo, City Clerk
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Re: City of Beacon, Dutchess County, New York
Construction of Mount Beacon water storage tank - \$1,600,000 Bonds
Orrick File: 46739-2-711

Dear Susan and Amanda:

We have prepared and enclose herewith a draft form of bond ordinance relating to the above-referenced matter for possible adoption by the City Council. Please confirm SEQRA status with your engineers. This bond ordinance is subject to permissive referendum pursuant to Charter Section 9.01 and debt issuance delegation is to the City Administrator. Please correct me if I am wrong.

If utilized, please see that this ordinance is adopted by the affirmative vote of at least two-thirds of the entire voting strength of the City Council. After adoption, the summary Legal Notice of Adoption of the ordinance, a form of which is enclosed herewith for your convenience, should be published once in the official newspaper of the City within ten (10) days in accordance with your Charter Article 9 provisions.

When available kindly furnish us **via pdf** (*Originals by mail to our office no longer needed*), with a certified copy of the enclosed ordinance, together with an original printer's affidavit of publication of the Legal Notice of Adoption thereof.

Please do not hesitate to call if you have any questions.

With best wishes,

Very truly yours,

Douglas

Douglas E. Goodfriend

DEG/emt
Enclosures

cc: Mr. Ben Swanson (w/encl.) (cityofbeacon@beaconny.gov)
Ms. Beth Ferguson (w/encl.) (bferguson@fiscaladvisors.com)

**BOND ORDINANCE, DATED NOVEMBER 3, 2025, AUTHORIZING
THE ISSUANCE OF UP TO \$1,600,000 AGGREGATE PRINCIPAL
AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE
CONSTRUCTION OF MOUNT BEACON WATER STORAGE TANK**

WHEREAS, the capital project hereinafter described has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact, all as set forth in the City Council's reasoned elaboration contained in Resolution No. 61 adopted on June 17, 2024 whereby the Council made a determination that the Mount Beacon Water Storage Tank construction project, including the issuance of serial bonds, would not have a significant adverse environmental impact and therefore a Negative Declaration was adopted; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the construction of Mount Beacon water storage tank, in and for the City, as well as original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed \$1,600,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$1,600,000 to finance the costs of the Project at a total estimated cost not to exceed \$1,600,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed \$1,600,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto*; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the

period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to

the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the “Rule”), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in

order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.



October 16, 2025

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VIA E-MAIL (stucker@beaconny.gov; beaconcitclerk@beaconny.gov)

Ms. Susan K. Tucker, CPA, Director of Finance
Ms. Amanda C. Caputo, City Clerk
City of Beacon
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Beacon, New York 12508

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F +1 212 506 5151

Re: City of Beacon, Dutchess County, New York
Purchase of Vacuum Truck - \$670,000 Bonds
Orrick File: 46739-2-710

Dear Susan and Amanda:

We have prepared and enclose herewith a draft form of bond ordinance relating to the above-referenced matter for possible adoption by the City Council. This bond ordinance is subject to permissive referendum pursuant to Charter Section 9.01 and debt issuance delegation is to the City Administrator. Please correct me if I am wrong.

If utilized, please see that this ordinance is adopted by the affirmative vote of at least two-thirds of the entire voting strength of the City Council. After adoption, the summary Legal Notice of Adoption of the ordinance, a form of which is enclosed herewith for your convenience, should be published once in the official newspaper of the City within ten (10) days in accordance with your Charter Article 9 provisions.

When available kindly furnish us **via pdf** (*Originals by mail to our office no longer needed*), with a certified copy of the enclosed ordinance, together with an original printer's affidavit of publication of the Legal Notice of Adoption thereof.

Please do not hesitate to call if you have any questions.

With best wishes,

Very truly yours,

Douglas

Douglas E. Goodfriend

DEG/emt
Enclosures

cc: Mr. Ben Swanson (w/encl.) (cityofbeacon@beaconny.gov)
Ms. Beth Ferguson (w/encl.) (bferguson@fiscaladvisors.com)

**BOND ORDINANCE, DATED NOVEMBER 3, 2025, AUTHORIZING
THE ISSUANCE OF UP TO \$670,000 AGGREGATE PRINCIPAL
AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE
PURCHASE OF A VACUUM TRUCK**

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the “City”), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a vacuum truck, for the City, including incidental equipment and expenses in connection therewith (the “Project”), at a total estimated cost not to exceed \$670,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$670,000 to finance the costs of the Project at a total estimated cost not to exceed \$670,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed \$670,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto*; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes

issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The City covenants for the

benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.



October 16, 2025

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VIA E-MAIL (stucker@beaconny.gov; beaconcitclerk@beaconny.gov)

Ms. Susan K. Tucker, CPA, Director of Finance
Ms. Amanda C. Caputo, City Clerk
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1 Municipal Plaza
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Re: City of Beacon, Dutchess County, New York
Highway Department Equipment - \$588,000 Bonds
Orrick File: 46739-2-709

Dear Susan and Amanda:

We have prepared and enclose herewith a draft form of bond ordinance relating to the above-referenced matter for possible adoption by the City Council. This bond ordinance is subject to permissive referendum pursuant to Charter Section 9.01 and debt issuance delegation is to the City Administrator. Please correct me if I am wrong.

If utilized, please see that this ordinance is adopted by the affirmative vote of at least two-thirds of the entire voting strength of the City Council. After adoption, the summary Legal Notice of Adoption of the ordinance, a form of which is enclosed herewith for your convenience, should be published once in the official newspaper of the City within ten (10) days in accordance with your Charter Article 9 provisions.

When available kindly furnish us **via pdf** (*Originals by mail to our office no longer needed*), with a certified copy of the enclosed ordinance, together with an original printer's affidavit of publication of the Legal Notice of Adoption thereof.

Please do not hesitate to call if you have any questions.

With best wishes,

Very truly yours,

Douglas

Douglas E. Goodfriend

DEG/emt
Enclosures

cc: Mr. Ben Swanson (w/encl.) (cityofbeacon@beaconny.gov)
Ms. Beth Ferguson (w/encl.) (bferguson@fiscaladvisors.com)

**BOND ORDINANCE, DATED NOVEMBER 3, 2025, AUTHORIZING
THE ISSUANCE OF UP TO \$588,000 AGGREGATE PRINCIPAL
AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE
PURCHASE OF HIGHWAY DEPARTMENT EQUIPMENT**

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the “City”), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of Highway Department equipment, each item of which costs \$30,000 or over, for the City, including incidental equipment and expenses in connection therewith (the “Project”), at a total estimated cost not to exceed \$588,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$588,000 to finance the costs of the Project at a total estimated cost not to exceed \$588,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed \$588,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto*; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a class of objects or purposes as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00,

inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds

(collectively, the “obligations”), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the “Rule”), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

City of Beacon City Council Agenda
10/27/2025

Title:

Consideration of Request for Waiver of Required Commercial Space within Building 100 at 248 Tioronda Avenue

ATTACHMENTS

[Applicant Letter Regarding 248 Tioronda Avenue](#)

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



October 20, 2025

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

RE: Request for Waiver of Requirement for Commercial Use at 248 Tioronda Avenue

Dear Mayor Kyriacou and City Councilmembers,

I am writing on behalf of Beacon 248 Holdings LLC regarding the property at 248 Tioronda Avenue. We respectfully request that the Council consider waiving the zoning requirement under Section 223-41.14, which mandates that at least 25% of the property be constructed for non-residential use.

As you are aware, we have been working to comply with all conditions imposed by the Council in Resolution No. 131 of 2024. In particular, we have:

- Publicly listed Building 100 for lease for over a year, as requested by the Council in 2024.
- Engaged commercial real estate brokers and undertaken robust marketing efforts.
- Complied with all requirements detailed in the resolution as it relates to the BMR units.

Despite these efforts, it has been extremely difficult to attract tenants for the commercial component. We believe that waiving the commercial use requirement will allow us to proceed with the second phase of our project, delivering much-needed housing to the City of Beacon.

We respectfully ask the Council to consider our request to waive the commercial requirement for Building 100, so that we may move forward with planning the next phase. We remain committed to fulfilling all our obligations and to keeping the Council informed of our progress.

Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read 'Jay Blumenfeld', with a horizontal line underneath.

Jay Blumenfeld
Chai Developers LLC
Beacon 248 Holdings LLC

City of Beacon City Council Agenda
10/27/2025

Title:

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

ATTACHMENTS

City of Beacon Planning Board Memorandum Regarding Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Dutchess County Planning Memorandum Regarding Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Draft 223b Schedule of Use Regulations

Draft Schedule of Dimensional Regulations

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District - Full EAF Part 1

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District - Full EAF Part 1, Narrative



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

John Gunn, Chair

October 24, 2025

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

Subject: City Council Referral of Local Law Amending the Beacon City Zoning Code Concerning Residential Uses in the R1-5 Zoning District.

On referral from the City Council, the City of Beacon Planning Board (the "Planning Board") reviewed the proposed Local Law amending the Zoning Code of the City of Beacon with respect to residential uses in the R1-5 Zoning District. The proposed Local Law was informally discussed by the Planning Board at its meeting on September 9, 2025, and formally discussed by the Planning Board at its October 15, 2025, meeting. City Planner, Natalie Quinn, and City Attorney, Christian A.L. Gates, summarized the proposed Local Law with the Planning Board at the October 15, 2025 meeting. The following comments are intended to provide the City Council with the Planning Board's review and recommendation regarding the Local Law.

After discussing the proposed Local Law, the Planning Board provides the following comments:

1. Additional Residential Uses in Limited Area of R1-5 District. The Planning Board is generally in favor of the additional low impact residential uses proposed to be permitted as of right in the limited portion of the R1-5 Zoning District located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. These additional uses are in character with the surrounding neighborhood close to Main Street. Additionally, this aspect of the proposed Local Law will legalize several non-conforming two-family homes and townhouses. The Planning Board supports the language in the proposed Local Law that these additional residential uses apply to both sides of Rombout Avenue and exclude corner lots unless the driveway and the front of the house is located on Rombout Avenue.
2. Reconstruction of Two-Family & Multifamily in R1-5 District. There is general support for the concept of preserving legal non-conforming residences and apartments. However, the Planning Board suggests that the intent of the reconstruction should be clarified further as the type of reconstruction permitted was unclear. Specifically, if the intent is to have the exact same building reconstructed, this should be expressly stated. For example, under the current proposal a non-conforming 4-unit apartment building could be rebuilt as a 3-unit apartment building. If the goal is to keep reconstructed housing stock at a 1-to-1 rebuild ratio under the proposed Local Law, there should not be an opportunity to reduce this type of nonconformity as would be permitted under the current proposal.



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

John Gunn, Chair

However, if the intent is to be flexible, then additional edits should be made to clarify that the reconstruction does not necessarily need to be "in-kind." There were also concerns raised that displaced tenants would not be entitled to rehabilitate the reconstructed building or that the reconstructed building's rent would be cost prohibitive to former or new tenants (e.g., older units will be rebuilt as luxury units). However, it is noted that the zoning code is not able to address that concern.

3. Cumulative impact of recent local laws concerning housing. Some members of the Planning Board expressed concerns that recent incremental amendments to the Zoning Code to encourage development may result in unintended consequences such as too much development. However, other members recognized that development does not happen in a vacuum and that incremental changes may encourage sustainable and less intense growth than sweeping zoning amendments. The Planning Board recommends the Building Inspector provide a report to the City Council and Planning Board in 18 months and three years advising as to the number of new housing units constructed since January 1, 2025 by unit type (single family homes, two-family homes, accessory apartments, condominiums, apartment units and number of bedrooms), and to the extent possible, and, if possible, whether such construction resulted from the Council's 2024, 2025 and subsequent zoning code housing amendment initiative.

Sincerely,

John Gunn
 Planning Board Chair

JG/mp

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

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District (Revised)**

Applicant: **City of Beacon**

Address of Property:

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **10/17/2025**

Entered By: **Swanson, Benjamin**

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

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 10/7/2025	Notes:	☐ Major Project	
Date Received: 10/7/2025		Referral #: ZR25-284	
Date Requested: 10/17/2025			
Date Required: 11/6/2025	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 10/9/2025			

LOCAL LAW NO. ____ OF 2025

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW TO AMEND THE BEACON CITY CODE CHAPTER 223
CONCERNING RESIDENTIAL USES IN THE R1-5 ZONING DISTRICT**

A LOCAL LAW to amend the Beacon City Code Chapter 223 entitled “Zoning” to allow certain one-family attached / semidetached dwellings, two-family dwellings, artist live/work spaces, and reconstruction of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zoning 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 III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled “Schedule of Dimensional Regulations,” is hereby amended as shown on the attached Schedule of Dimensional Regulations.

SEE ATTACHED SCHEDULE OF DIMENSIONAL REGULATIONS

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 to add Footnote 2 as shown on the attached Schedule of Use Regulations to permit one-family attached/semidetached dwellings, two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. Additionally, the aforementioned uses are only permitted as of right for any parcel in the R1-5 Zoning District that is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, including those parcels on the southern side of Rombout Avenue, however, 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.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-10 entitled “Nonconforming uses and structures”, is hereby amended to add Subsection I as follows:

§ 223-10 **Nonconforming uses and structures.**

...

I. Restoration of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zone. Notwithstanding Subsection D above, if a preexisting nonconforming multi-family or two-family dwelling in the R1-5 Zoning District shall be destroyed by any means to an extent of more than 50%, the multi-family or two-family dwelling may be reconstructed in-kind and the nonconforming uses continued as follows:

- (1) The multi-family or two-family dwelling must be a nonconforming structure at the time of destruction registered with the City per Subsection F above and located in the R1-5 Zoning District;
- (2) The reconstruction must be dimensionally in-kind and there shall be no increases to any dimensional nonconformity, including density or parking, that existed on the date of destruction provided that the applicant may reduce any prior dimensional nonconformities;
- (3) The reconstruction shall be subject to planning board approval pursuant to § 223-25 of this Code; and
- (4) A bona-fide and complete application for approval pursuant to § 223-25 of this Code shall be submitted to the City within one (1) year of the date of the destruction and the applicant shall diligently pursue approval of such application.

Section 3. 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 4. 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 5. 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 6. 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.

BEACON CODE

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]

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	XP ²	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		XP 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	XP 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	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.

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.

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 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	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

ZONING

223 Attachment 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]

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	5,000 2,500	50	100	10	10	20	—	2.5 / 35	N.A.	40%	24	—	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 ^c	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T ^c	
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	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	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 ½ the minimum side yard setback of the least restrictive adjoining residential district.

^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.

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A local law to amend the City of Beacon Code Chapter 223 concerning residential uses in the R1-5 Zoning District.		
Project Location (describe, and attach a general location map): R1-5 Zoning District of the City of Beacon		
Brief Description of Proposed Action (include purpose or need): The City of Beacon (the "City") Code does not permit one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in any of the City's R1 (residential) Zoning District. As such, the proposed Local Law will allow the aforementioned residential uses in a limited portion of the R1-5 Zoning District near to the City's downtown Central Main Street (CMS) Zoning District and no other R1 Zoning District. Specifically, these uses will be permitted as of right in a limited portion of the R1-5 Zoning District if the parcel is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D, and west of Fishkill/Teller Avenue. These residential uses will also be permitted on parcels in the R1-5 Zoning District located on the southern side of Rombout Avenue but excluding corner lots unless the driveway and the front of the house is located on Rombout Avenue. The proposed Local Law will also allow legal nonconforming multi-family and two-family dwellings that are destroyed by more than 50% to be reconstructed in-kind subject to site plan review and other requirements.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kryiacou	Telephone: 845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City Council - Legislative Action re Adoption of Local Law.	Draft of proposed Local Law introduced at September 8, 2025 meeting.
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

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

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

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

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

d. What parks serve the project site?

D. Project Details**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

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

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (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? _____ • Will a line extension within an existing district be necessary to serve the project? _____	☐ Yes ☐ No ☐ 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? _____	
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? _____	
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? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
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? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

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

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

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

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.

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

Applicant/Sponsor Name City Council of the City of Beacon Date September 16, 2025

Signature  Title City Attorney

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning Permitted Uses in the R1-5 Zoning District

On September 8, 2025, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the “Zoning Code”) to allow certain residential uses in a limited portion of the R1-5 Zoning District. The proposed Local Law will also allow legal nonconforming multi-family and two-dwellings anywhere in the R1-5 Zoning that are destroyed by more than 50% to be rebuilt in-kind subject to certain requirements. The proposed Local Law is intended to advance the City Council’s housing goals without substantially modifying the City’s Schedule of Dimensional Regulations. The proposed Local Law will also further the City Council’s housing goals by legalizing certain nonconforming residential uses in a limited portion of the R1-5 Zoning District and help to maintain the housing stock of legal nonconforming multi-family and two-family dwellings throughout the R1-5 Zoning District.

Additional Permitted Uses in a Limited Portion of the R1-5 Zoning District.

The proposed Local Law will amend the City’s Schedule of Permitted Uses, § 223-17C of the Zoning Code, to allow one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. The aforementioned residential uses will only be allowed in in a close proximity to the City’s’ downtown Central Main Street (CMS) Zoning District on parcels that are located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For parcels in the R1-5 Zoning District that are located on the southern side of Rombout Avenue such uses will not be permitted on a corner lot unless the driveway and the front of the house are located on Rombout Avenue.

The proposed uses in a limited portion of the R1-5 Zoning District are consistent with the City’s surrounding neighborhood and character of this area of the City. The City’s Transitional (T) Zoning District, which serves as a northern and southern buffer zone between the R1-5 Zoning District and the City’s CMS Zoning District, allows one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces. Moreover, there are several nonconforming two-family dwellings and townhouses in this limited portion of the R1-5 Zoning that will be legalized. As such, the proposed Local Law will allow the areas of the R1-5 Zoning District nearest to the City’s downtown district to maintain its residential character but increase housing opportunities on parcels which satisfy existing dimensional requirements.

The Schedule of Dimensional Regulations annexed to the proposed local law is also proposed to be amended to reduce the R1-5 Zoning District “Per Unit” minimum lot size area from 5,000 sqft to 2,500 sqft and to increase the “Maximum number of units per building” from 1 to 2. Per the City Planner’s memorandum dated August 28, 2025, 86% of parcels in the entire R1-5 Zoning District are under 10,000 sqft. Accordingly, the existing “Per Unit” minimum lot

size area of 5,000 means that a parcel must be at least 10,000 sqft to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. This limitation precludes a significant number of parcels within the limited geographic area subject to the proposed Local Law from actually constructing the proposed residential uses. Therefore, amending the City's Schedule of Dimensional Regulations is necessary to allow a number of parcels within the limited geographical area subject to the proposed Local Law's additional residential uses in the R1-5 Zoning District to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. No impact to other areas of the R1-5 Zoning district are expected to stem from the changes to the Schedule of Dimensional Regulations because the aforementioned uses will only be permitted on parcels located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, and no other area of the R1-5 Zoning District or R1 Zoning District.

Reconstruction of Destroyed Multi-Family and Two-Family Dwellings.

The proposed Local Law will also add a Subsection I to Zoning Code § 223-10 thereby providing a limited exception to § 223-10D of the Zoning Code. Beacon Zoning Code § 223-10D provides a blanket prohibition on the reconstruction of nonconforming uses that are destroyed by more than 50%. However, if 50% or less of a nonconforming building is destroyed, Zoning Code § 223-10D allows nonconforming building uses to be continued if restoration commences within 6 months of destruction and is diligently pursued. Thus, the new Subsection I of Zoning Code § 223-10 will allow the in-kind reconstruction of multi-family and two-family dwellings that are destroyed by more than 50% anywhere in the R1-5 Zoning District. As such, the proposed Local Law builds upon the existing exception for the reconstruction of partially damaged nonconforming buildings by allowing the reconstruction of nonconforming multi-family and two-family dwellings that are destroyed by more than 50% in the R1-5 Zoning District (which is currently prohibited).

The proposed Local Law will only legalize some of the two-family dwellings in the R1-5 Zoning District and legalize none of the multi-family dwellings. However, there are currently thirty (30) nonconforming multifamily dwellings and a substantial number of nonconforming two-family dwellings elsewhere in the R1-5 Zoning District. Therefore, the proposed Local Law will lessen the risk of losing existing housing stock or possible permanent displacement of residents in the event their nonconforming multi-family and two-family dwellings are destroyed. As these two (2) types of nonconforming uses are currently existing, this limited exception to the reconstruction of multi-family and 2-family dwellings in the R1-5 Zoning District will not change the character of existing neighborhoods or increase demand on public and municipal resources in the event of reconstruction. This limited exception will be applicable to all areas of the R1-5 Zoning District but no other Zoning District.