



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

**September 15, 2025
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 84 - Reappointing Kathleen Martin to the Position of Tax Assessor](#)
2. [Resolution No. 85 - Appointing Brandon Travis to the Position of Water and Sewer Maintenance Helper](#)
3. [Resolution No. 86 - Awarding a Contract to MacGregor Excavating and Landscaping, Inc. for the Depuyster Avenue Drainage Replacement Project](#)
4. [Resolution No. 87 - Setting a Public Hearing for a Proposed Local Law Concerning a Partial Property Tax Exemption for Accessory Apartments](#)
5. [Resolution No. 88 - Setting a Public Hearing for a Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District](#)

Approval of Minutes

1. [September 2, 2025 Minutes](#)

Public Comment - Second Opportunity

Announcement of Next Workshop: September 29, 2025 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
09/15/2025

Title:

Resolution No. 84 - Reappointing Kathleen Martin to the Position of Tax Assessor

ATTACHMENTS

[Resolution Appointing Kathleen Martin to the Position of Assessor](#)

[Kathleen Martin Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 84 OF 2025

**APPOINTING KATHLEEN MARTIN TO THE POSITION OF
ASSESSOR**

WHEREAS, Kathleen Martin has served as the City of Beacon Assessor since 2006, and her current term is coming to an end on September 30, 2025; and

WHEREAS, Kathleen Martin meets the qualifications for the position of Assessor, and is recommended for reappointment to the position by the Mayor.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Kathleen Martin to the position of Assessor.

BE IT FURTHER RESOLVED, that, pursuant to NYS Real Property Tax Law §310, Kathleen Martin is appointed as the Sole Assessor of the City of Beacon for a six (6) year term of office commencing October 1st, 2025 and terminating on September 30th, 2031.

BE IT FURTHER RESOLVED, that the City Clerk is authorized and directed to notify the Dutchess County Director of Real Property Tax Service and the Commissioner of the NYS Department of Taxation and Finance of this appointment.

Resolution No. 84 of 2025			Date: September 15, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

Kathleen Martin



EMPLOYMENT:

January 2006 to present Intermunicipal Assessor - Town of East Fishkill/City of Beacon
March 1995 to January 2006 Assessor - Town of Pleasant Valley
May 1993 to March 1995 Appraiser - Lakewood Appraisal, Fishkill, NY
January 1990 to May 1993 Manufacturing Process Operator at IBM Poughkeepsie, NY

LICENSES:

New York State Certified Assessor Advanced, 1996
New York State Certified Assessor, 1995
New York State Appraiser Assistant, 1994
Notary Public, 2000

EDUCATION:

Bachelor of Arts in Communications
Marist College

Hudson Valley Institute for Real Estate Studies

Newburgh, New York
Classes: R1, R2, Ethics and Standards

NYS Office of Real Property Services

Newburgh, NY
Classes: Assessment Administration, Data Collection, Commercial Data Collection, G1, Exemption Administration, Mass Appraisal, Restaurant Valuation, Cell Tower Valuation, Historic Homes, Farm Valuation, Agricultural Exemption Administration, Forestry

COMMUNITY SERVICE:

Mayor Village of Fishkill	2021 – Present
New York State Assessor's Association	1998 – Present
House of Hope Board of Directors	2012 – 2021
Stony Kill Foundation Board of Directors	2008 – 2012
Fishkill Little League Board of Directors	2005 – 2009
Village of Fishkill Zoning Board of Appeals	1999 – 2006

City of Beacon City Council Agenda
09/15/2025

Title:

Resolution No. 85 - Appointing Brandon Travis to the Position of Water and Sewer Maintenance Helper

ATTACHMENTS

Resolution Appointing Brandon Travis to the Position of Water and Sewer Maintenance Helper

Brandon Travis Resume

Superintendent of Water and Sewers Memorandum for the Appointment of Brandon Travis to the Position of Water and Sewer Maintenance Helper



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 85 OF 2025

**APPOINTING BRANDON TRAVIS TO THE POSITION OF
WATER AND SEWER MAINTENANCE HELPER**

WHEREAS, there is currently a vacancy for the position of Water and Sewer Maintenance Helper; and

WHEREAS, Brandon Travis meets the qualifications for the position of Water and Sewer Maintenance Helper, and is recommended for appointment to the position by the Superintendent of Water and Sewers.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Brandon Travis to the position of Water and Sewer Maintenance Helper.

Resolution No. 85 of 2025			Date: September 15, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

BRANDON M. TRAVIS

OBJECTIVE | To obtain long term employment with a company where I can learn new skills, increase my responsibilities, and expand my knowledge base.

SKILLS & ABILITIES | Ability to work under pressure, self motivated, communicates well, ability to maintain strict levels of confidentiality, computer literate, willing to take on more responsibilities, extremely good people skills, solid organization skills, and ability to multi-task, very innovative and active listener.

EMPLOYMENT | **Mountainside Landscaping - Groundskeeper**

103 Washington Avenue Beacon, N.Y. 12508

845 - 838 - 2733

September 17, 2018 - present

Responsibilities include: pouring concrete, laying sewer lines, retaining walls, weekly lawn maintenance for commercial and residential areas, tree care, snow plowing, excavating

Carpentry - building fences, demo/ renovations of decks, porches, six by six retaining walls, wooden patios, sheds

Masonry – demo and rebuild sidewalks, curbs, patios, footings, solid concrete walls, rat slabs, driveway, concrete stairs

Hudson Hil's Café

EXPERIENCES | 129 - 131 Main Street Cold Spring , N.Y. 10516

845 - 265 - 9471

Responsibilities include: washed dishes and kept work stations clean as well as prepare food as orders were placed.

Volunteer Fireman | Mase Hook And Ladder Beacon, N.Y. 12508

June 1, 2016 to present

During my training exercises I collaborated with team members, worked in high stressful situations in full gear for a successful



CITY OF BEACON New York

WATER DEPARTMENT

845-831-3136

To: Christopher White
City Council

From: Edward Balicki

Re: New Hire Recommendation of Brandon Travis
Water and Sewer Maintenance Helper

Date: 9/5/2025

Please accept this recommendation to hire Brandon Travis to fill the vacant position of Water and Sewer Maintenance Helper. The interview committee consisted of HR Director Sara Morris, Working Supervisor Richard Kolakoski, and myself.

Brandon is a resident of the City of Beacon, has experience in the field of construction, installing patios and decks, excavation for residential water and sewer line repairs, landscaping, snow removal, and masonry work. Brandon is an active City of Beacon Volunteer Fire Fighter and holds certification in adult and pediatric CPR/AED. We feel that Brandon will be asset to the Department and the City of Beacon.

The vacant position is budgeted for and was posted in all City Departments. I thank you for your consideration.

Respectfully,

Edward Balicki
City of Beacon Water and Sewer Department

City of Beacon City Council Agenda
09/15/2025

Title:

Resolution No. 86 - Awarding a Contract to MacGregor Excavating and Landscaping, Inc. for the Depuyster Avenue Drainage Replacement Project

ATTACHMENTS

Resolution Awarding a Contract to MacGregor Excavating and Landscaping, Inc. for the Depuyster Avenue Drainage Replacement Project

City Engineer Memorandum Regarding the Depuyster Avenue Drainage Replacement Project Bid Results



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 86 OF 2025

**AWARDING A CONTRACT TO MACGREGOR EXCAVATING & LANDSCAPING, INC. FOR
THE DEPUYSTER DRAINAGE REPLACEMENT PROJECT**

WHEREAS, the City of Beacon published an advertisement, pursuant to General Municipal Law § 103 and Chapter 53 of the Beacon City Code, seeking qualified contractors for COB Bid No. 2025-015, the Depuyster Drainage Replacement Project; and

WHEREAS, on September 8, 2025, eight (8) sealed submissions were received and opened for said bid; and

WHEREAS, the City Engineer recommends awarding the Depuyster Drainage Replacement Project to the lowest responsible bidder, MacGregor Excavating & Landscaping, Inc., which submitted a responsive and complete bid for said project, for a total base bid amount of one-hundred and twenty-seven thousand, five-hundred and forty-nine dollars and eighty-four cents (\$127,549.84).

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby awards COB Bid No. 2025-015, the Depuyster Drainage Replacement Project, to MacGregor Excavating & Landscaping, Inc. in the amount of one-hundred and twenty-seven thousand, five-hundred and forty-nine dollars and eighty-four cents (\$127,549.84).

BE IT FURTHER RESOLVED, the City Administrator is hereby authorized to execute an agreement and any amendments with MacGregor Excavating & Landscaping, Inc., subject to approval by the City Attorney as to form and substance, and to take all actions necessary to effectuate the intent of this Resolution and to cause compliance with the agreement awarded to MacGregor Excavating & Landscaping, Inc.

Resolution No. 86 of 2025			Date: September 15, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					



September 12, 2025

Mr. Christopher White
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

and

Mr. Micheal Manzi
Highway Superintendent
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Depuyster Drainage Replacement
City of Beacon
Award Recommendation

Dear Mr. White & Mr. Manzi:

A total of eight (8) bid proposals were submitted and opened on September 8, 2025, for the **Depuyster Avenue Drainage Replacement** project. The eight proposals were carefully reviewed; all multiplication between estimated quantities and unit prices checked; and addition of total prices checked against the total contract amount. Upon review of the bids submitted, it was found that the bid proposals submitted by MacGregor Excavating & Landscaping, Inc. and Gianfia Corp. both had mathematical errors which reduced each of their total overall bid values but did not change their standings in relationship to all bids received. All submitted bid proposals were found to be complete.

The following tabulation shows the order from lowest bidder, the name of the bidder, the total contract amount, and the corrected contract amount if errors were found. The engineer's estimate for the project was approximately \$172,975.00.

NAME OF BIDDER	TOTAL CONTRACT AMOUNT	CORRECTED CONTRACT AMOUNT
MacGregor Excavating & Landscaping, Inc. Pine Bush, NY	\$128,550.40	\$127,549.84
Legacy Supply, LLC. Valhalla, NY	\$162,420.00	N.A.
Sun Up Construction Corp. Wappingers Falls, NY	\$166,450.00	N.A.

Coyle Industries, Inc. Hopewell Junction, NY	\$167,780.00	N.A.
Ben Ciccone, Inc. Poughkeepsie, NY	\$230,500.00	N.A.
Scape-Tech Landscape Technology, Inc. Katonah, NY	\$247,460.00	N.A.
Remus Industries, LLC Ossining, NY	\$298,792.00	N.A.
Gianfia Corp. Hawthorne, NY	\$376,500.00	\$333,250.00

The lowest responsible bidder is MacGregor Excavating & Landscaping, Inc., with the total base bid corrected amount of \$127,549.84.

MacGregor Excavating and Landscaping, Inc. has submitted information related to projects in which they have completed similar work as outlined within the proposed project. References supplied were called and checked to verify the work completed by the prospective low-bidder and were found to be acceptable. In our opinion, MacGregor Excavating & Landscaping, Inc. should be considered the lowest responsible bidder based upon the submitted information and Chapter 53 of the City Code. Along with the bid, the contractor has submitted a Non-Collusive Bidding Certificate, and a Bid Bond.

It is our recommendation to the City Council to award the ***Depuyster Avenue Drainage Replacement*** project to MacGregor Excavating & Landscaping, Inc.

If you have any questions, or need any further information, please do not hesitate to contact our office.

Very truly

LANC & TULLY, P.C.


John Russo, P.E.

Cc: Nick Ward-Willis, City Attorney

City of Beacon City Council Agenda
09/15/2025

Title:

Resolution No. 87 - Setting a Public Hearing for a Proposed Local Law Concerning a Partial Property Tax Exemption for Accessory Apartments

ATTACHMENTS

Resolution Setting a Public Hearing for a Proposed Local Law Concerning a Partial Property Tax Exemption for Accessory Apartments

Keane & Beane, P.C. Memorandum Regarding a Proposed Local Law Concerning a Partial Property Tax Exemption for Accessory Apartments

Proposed Local Law Concerning a Partial Property Tax Exemption for Accessory Apartments



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 87 OF 2025

**SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW CONCERNING
A PARTIAL PROPERTY TAX EXEMPTION FOR ACCESSORY APARTMENTS**

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for October 6, 2025 at 7:00 pm, for a Proposed Local Law to amend Chapter 199 of the Beacon City Code concerning a partial property tax exemption for accessory apartments.

Resolution No. 87 of 2025			Date: September 15, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Beacon City Council

FROM: Judson K. Siebert
Christian A.L. Gates

RE: Real Property Tax Law § 421-f –
Accessory Dwelling Unit Tax Exemption

DATE: September 5, 2025

Real Property Tax Law § 421-f/ADU Exemption

Section 421-f of the Real Property Tax Law (“RPTL”) authorizes a partial property tax from the increase in assessed value attributable to reconstruction, alteration or improvements made to residential property. Under this section of the RPTL, the exemption applies to properties upon which residential buildings¹ are reconstructed, altered or improved. Per RPTL § 421-f(7)(a)(iii) the City Council may limit eligibility for the partial exemption to the creation of new accessory apartments (commonly known as “Accessory Dwelling Units” or “ADUs”). The exemption is optional – each taxing jurisdiction (County of Dutchess, City of Beacon and Beacon City School District) may determine to extend it to properties subject to their respective levies. Municipalities, such as the City of Beacon, may adopt a local law, after a public hearing, to make the exemption available to eligible property owners.

A. What is Exempt under RPTL § 421-f?

a. Exemption Base

This exemption is partial in nature – the extent of exemption relief afforded is limited to the increase in a property’s value resulting from the creation of an ADU. In this regard, RPTL § 421-f utilizes an “exemption base” as the unit by which the amount of the exemption is determined.

The exemption base is the increase in a property’s assessed value after the ADU is ready for occupancy, as set in the initial year of the exemption term. RPTL § 421-f(2)(a)(i). For example, if a property is initially assessed at \$100,000 in 2024 and is subsequently assessed at \$125,000 in 2025 due to the creation of an ADU, the

¹ A residential building is any building or structure designed and occupied exclusively for residential purposes by not more than three families. RPTL § 421-f(5).

exemption base equals \$25,000. Because the City of Beacon engages in an annual revaluation program (with assessments subject to a 100% NYS-established equalization rate), the exemption base will essentially equal the increase in a property's market value brought about by the creation of the ADU.²

b. Term and Amount of Exemption

The total exemption period is eight (8) years and commences on the first taxable status date after a certificate of occupancy is issued for an ADU.³

Pursuant to RPTL § 421-f(2)(a), one hundred (100%) percent of this exemption base is rendered exempt from real property taxation for one (1) year. After this initial one year exemption period, the exemption base is annually decreased by twelve and one-half per centum (12.5%) percent in subsequent years until the partial exemption is eliminated after year 8. The amount of the exemption throughout this eight-year (8) term is thus computed as follows:

Term	Years	Percent of Exemption
Initial One (1) Year Exemption Term	Year 1	100% (of Exemption Base)
Additional Seven (7) Year Terms	Year 2	87.5% - (Exemption Base * 0.875)
	Year 3	75% - (Exemption Base * 0.75)
	Year 4	62.5% - (Exemption Base * 0.625)
	Year 5	50% - (Exemption Base * 0.50)
	Year 6	37.5% - (Exemption Base * 0.375)
	Year 7	25% - (Exemption Base * 0.25)
	Year 8	12.5% - (Exemption Base * 0.125)

² However, should there ever be a change in the City of Beacon's annual level of assessment of fifteen (15%) percent or more, as certified in the final assessment roll, the exemption base will be multiplied by a fraction where the numerator is the total assessed value of the parcel on the current final assessment roll, and the denominator is the total assessed value of the parcel on the immediately preceding final assessment roll. This fractional approach is not anticipated on account of the City of Beacon's revaluation practices.

³ The City of Beacon taxable status date is March 1st of each calendar year.

c. Limits on Exemptions

The partial real property tax exemption is limited to a total of Eighty Thousand (\$80,000) Dollars in increased market value of the property attributable to such reconstruction, alterations, improvement, or new construction creating the ADU. RPTL § 421-f(2)(a)(iii). Any increase in market value greater than this amount is not eligible for the exemption. *id.*

B. Under what conditions may the exemption be granted?

Pursuant to RPTL §§ 421-f(b)(i)-(iii), the exemption will not be granted for reconstruction, alterations, improvements, or new construction unless the following conditions have been met:

- (1) The subject reconstruction, etc., commences after the effective date of the Local Law authorizing the exemption;
- (2) The value of the reconstruction, etc., exceeds Three Thousand (\$3,000) Dollars;
- (3) Such reconstruction, etc., creates an accessory apartment;
- (4) The parcel for which the exemption is sought contains a single-family⁴ residence; and
- (5) The greater portion, as so determined by square footage, of the building reconstructed, altered or improved is at least five years old.

Under RPTL §421-f(2)(c), reconstruction, alteration, improvement and new construction does not include ordinary maintenance and repairs.

C. How can a property owner obtain an exemption?

To obtain the exemption, the owner of the subject parcel must apply for the exemption prior to March 1st of each year to the City Assessor on a NYS-prescribed form. RPTL 421-f(3). This is the standard deadline for all real property exemption applications.

If the application is deemed satisfied, the assessor will approve the application, and the exemption will commence as of the governing taxable status date (March 1st of each year) following the issuance of a certificate of occupancy.

⁴ While RPTL 429-f(5) provides the exemption is limited to one-and-two family homes, Beacon City Code § 223-24.1 only permits accessory apartments on parcels containing a detached single-family homes. Therefore, the exemption cannot apply to accessory apartment constructed on a parcel containing a two-family home as accessory apartments are only allowed on parcels containing a single-family home and the exemption will only apply to the “forms of reconstruction, alterations or improvements” which create an accessory apartment.

D. How may a municipality change the terms of the exemption?

Under this section of the RPTL, a municipality⁵ is only permitted to vary from the RPTL §421-f provisions, as follows:

- (1) Reduce the percent of exemption otherwise allowed;
- (2) Reduce the maximum value of an improvement which may receive the exemption to an amount less than the statutorily prescribed \$80,000, but not less than \$5,000; and
- (3) Limit the eligibility for the exemption to those “forms” of reconstruction, alterations, improvements, or new construction as are prescribed by each municipality. RPTL 421-f(7)(a)(ii).

Although a municipality may pass a local law that changes the terms of the exemption, no such local law can repeal an exemption granted until the expiration period for such exemption has expired. RPTL 421-f(7)(b).

Proposed Local Law

We have prepared the attached draft Local Law implementing this exemption for purposes of City taxes (again, the exemption is subject to optional implementation by other taxing jurisdictions). It follows the parameters concerning the amount of exemption and staggered reductions of said exemption as prescribed in RPTL § 421-f without modification. The draft Local Law also aligns with Beacon City Code provisions related to accessory apartments. If enacted, the exemption would be available for any qualifying property as of the City of Beacon 2026 assessment roll, which is used to determine the 2027 City tax.

We are available to answer any questions concerning this exemption and the draft Local Law. Thank you.

Encl.

cc: Mr. Christopher White, City Administrator
Ms. Kathleen Martin, City Assessor
Nicholas M. Ward-Willis, Esq.

⁵ A county, city, town or village may do so by local law. School districts may also adjust the exemption terms by resolution.

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

**A LOCAL LAW TO AMEND BEACON CITY CODE CHAPTER 199
CONCERNING A PARTIAL REAL PROPERTY TAX EXEMPTION
FOR ACCESSORY APARTMENTS**

A LOCAL LAW to amend the Beacon City Code Chapter 199 entitled “Taxation” to create a new Article XIV granting a partial real property tax exemption to newly built accessory apartments.

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

Section 1. Chapter 199 of the Beacon City Code entitled “Taxation” is hereby amended to add Article XIV entitled “Exemption for Accessory Apartments” as follows:

Article XIV Exemption for Accessory Apartments

§ 199-84 Exemption Granted.

The City Council of the City of Beacon adopts partial real property tax exemption provided under the provisions of § 421-f of the New York State Real Property Law and as set forth herein.

§ 199-85 Applicability.

This exemption shall only apply to capital improvements made after the effective date of this local law and only to residential new construction involving the creation of attached and detached accessory apartments. For the purposes of this Article, “accessory apartment” shall have the same definition as is provided in § 223-63 of this Code.

§ 199-86 Amount and term of exemption.

- A. Term of Exemption. A parcel containing an accessory apartments subject to the partial exemption hereunder shall be exempt for a period of eight (8) years as set forth herein. The eight (8) year exemption shall commence as of the first taxable status date following the issuance of a certificate of occupancy for the accessory apartment.

B. Amount of Exemption. The newly constructed accessory apartment shall be exempt to extent of 100% of the increase in the assessed value attributable to the creation of the accessory apartment in the first year. In the second through eighth year, the extent of such exemption shall be decreased by twelve and one-half centum (12.5%) of the “exemption base” each year during such years.

C. Exemption Base. The “exemption base” shall be the increase in assessed value as determined in the initial year of the term of the exemption, except as provided Real Property Tax Law § 421-f(2)(a)(ii).

D. Limitation of Exemption. The partial exemption granted hereunder shall be limited to no more than \$80,000 of the increase in market value attributable to such reconstruction, alteration or improvement resulting in the creation of the accessory apartment. Any increase in market value greater than such amount shall not be eligible for the exemption pursuant to this Article. For the purposes of this Section, market value shall be determined as set forth in Real Property Tax Law § 421-f(2)(a)(iii).

§ 199-87 Eligibility.

Under this Article, property owners shall only be eligible for the partial real property tax exemption if the following criteria are met:

A. The accessory apartment subject to the partial exemption hereunder was constructed in conformance with Chapter 223 of this Code, including, but not limited to § 223-24.1, and Chapter 119 of this Code;

B. Such reconstruction, alteration, improvement, or new construction subject to the partial real property tax exemption results in the creation of an accessory apartment on the same parcel as the detached single-family residence is located;

C. The property owner(s) received a building permit from the City of Beacon Building Department for the creation of an accessory apartment and has received a certificate of occupancy from the City of Beacon Building Department;

D. The reconstruction, alteration or improvement which created the accessory apartment was commenced subsequent to the effective date of the local law;

E. The greater portion, as so determined by square footage, of the building reconstructed, altered or improved is at least five years old; and

F. The value of such reconstruction, alteration or improvement exceeds three thousand dollars and is not considered ordinary maintenance and repairs.

§ 199-88 Authority to approve, carry out and revoke exemption status.

The City of Beacon Assessor shall approve, carry out and revoke the partial real property exemption status in accordance with the provisions of § 421-f of the Real Property Tax Law and this Article.

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

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

Section 4. Severability.

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

Section 5. Effective Date.

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State.

City of Beacon City Council Agenda
09/15/2025

Title:

Resolution No. 88 - Setting a Public Hearing for a Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

ATTACHMENTS

Resolution Referring Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District to the City of Beacon and Dutchess County Planning Boards

Keane & Beane, P.C. Memorandum Regarding Revisions to the 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



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 88 OF 2025

**RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING RESIDENTIAL
USES IN THE R1-5 ZONING DISTRICT TO THE CITY OF BEACON PLANNING BOARD
AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION**

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning residential uses in the R1-5 zoning district; and

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

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning residential uses in the R1-5 zoning district to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for October 6, 2025 at 7:00 pm for a Proposed Local Law concerning residential uses in the R1-5 zoning district.

Resolution No. 88 of 2025			Date: September 15, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

MEMORANDUM

TO: Lee Kyraciou, Mayor
Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: Revised Local Law Concerning Permitted Uses in the R1-5 Zoning District

DATE: September 12, 2025

The proposed Local Law concerning permitted residential land uses in the R1-5 Zoning District has been revised per City Council comments made at the Council's September 8th meeting. New revisions are highlighted in the proposed Local Law and Schedule of Uses.

I. Expansion of Applicability to the Southern Side of Rombout Avenue.

The proposed Local Law will allow one-family attached/semidetached dwellings, two-family dwellings, and artist live/work spaces in a limited area of the R1-5 Zoning District only and no other R1 Zoning District. These uses will be 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. However, the City Council desires to include certain parcels fronting the southern side of Rombout Avenue which would be omitted under previous draft. As such, language has been added to the City of Beacon's Schedule of Permitted Uses newly proposed Footnote 2 as follows:

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.

II. Reconstruction of Legal Nonconforming Two-Family Dwellings.

The proposed Local Law has also been revised to provide that nonconforming two-family dwellings which are destroyed by more than 50% in the R1-5 Zoning District may be reconstructed, subject to the same requirements proposed for the reconstruction of legal nonconforming multi-family dwellings.

cc: Chris White, City Administrator
Natalie Quinn, City Planner
Bryan Murphy, Building Inspector

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 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 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.

DRAFT

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 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		

City of Beacon City Council Agenda
09/15/2025

Title:

September 2, 2025 Minutes

ATTACHMENTS

[September 2, 2025 Minutes](#)



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

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

**September 2, 2025
7:45 PM
Draft
City Council
Minutes**

Regular Meeting

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

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

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Pam Wetherbee, Ward Three

Councilmember George Mansfield, Ward Four

Also Present

Christopher White, City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Motion to alter the agenda to move Resolution No. 81 prior to Community Segment by Councilmember Grant

Second by Councilmember Rhodes.

Motion passes 6 - 0.

1. [Resolution No. 81 - Appointing Daniel Burke to the Position of Firefighter](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 - 0.

Community Segment

[Announcement of 2025 Spirit of Beacon Day](#)

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

2. [Resolution No. 82 - Approving Amendments to the 2025 Budget](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 - 0.

Approval of Minutes

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

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 - 0.

Public Comment - Second Opportunity

Announcement of Next Workshop: September 8, 2025 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 - 0.