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

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

March 2, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

2026 State of the City Address

2026 State of the City Address

Public Comment

Workshop

Proposed Historic Property Nominations Pursuant to the Historic District and Landmark Overlay (HDLO) Zone

Appointment of Caryn Morales to the Board of Assessment Review

Appointment of Burgess Malarkey to the Board of Assessment Review

105-107 Catherine Street Drainage Easement

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 28 - Appointing Caryn Morales to the Board of Assessment Review
2. Resolution No. 29 - Appointing Burgess Malarkey to the Board of Assessment Review
3. Resolution No. 30 - Accepting a Drainage Easement at 105-107 Catherine Street
4. Resolution No. 31 - Setting a Public Hearing and Directing Notification to Property Owners Concerning HDLO Nominations

Approval of Minutes

1. February 17, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: March 16, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
03/02/2026

Title:

2026 State of the City Address

ATTACHMENTS

2026 State of the City Address

2026 State of the City Address - Slide Deck

State of the City of Beacon
Mayor Lee Kyriacou – March 2026

I am pleased to present Beacon's "State of the City" to the City Council and our community – to highlight our achievements in 2025 and look to our goals for 2026.

The State of the City remains **excellent** – with 2025 seeing the substantial completion of the rehabilitation of Fishkill and Teller Avenues; investments in trails, parks and quality of life; and continued recognition of city's amazing comeback – while maintaining our solid financial position.

As I enter my seventh year as Mayor, I just want to thank the community for placing its confidence in me. I look forward to working with the entire Council – two veterans and four new members – to continue building upon not only last year's successes, but also the decades of hard work of prior mayors and councils.

Let me start with the state of the City financially – which enables us to offer our residents services and improvements. Then I will turn to our accomplishments in 2025 – in our quality of life, infrastructure, and sustainability – and highlight some of our exciting plans for 2026.

City Finances. Beacon's financial health remains the best it has been in decades. We have undertaken additional major capital projects in 2025: park rehabilitations, roads and sidewalks, and water and wastewater upgrades, plus continuing to build employee quality and productivity. We've done that while keeping property tax increases modest – by prioritizing and spacing out expenses, overseeing new private construction that adds to our tax base, increases in sales tax and other revenues.

- **2026 City Budget:** The Mayor proposed and the City Council passed a $37.5 million combined operating budget for 2026, which was my most challenging budget as Mayor, due to substantial employee salary increases to stay competitive in hiring.
    - **Lower Tax Rate:** The City's homestead tax rate fell to $5.49 per $1,000 of assessed value – our lowest rate since 2009. For comparison, that same tax rate remains over $10 for the cities of Kingston, Poughkeepsie and Newburgh. We expect to continue lowering the City's tax rate by expanding our tax base with new construction, which ensures that residents are not overburdened.
    - **Modest Property Tax Increase:** The City's 2026 property tax levy totaled $13.9 million, a 4.8% increase over 2025 – but below the State Property Tax Cap, as a large portion of this increase was covered by new construction. For comparison, the tax levy increases in neighboring cities were Kingston 9.9%, Poughkeepsie 7.9% and Newburgh 2.9%.
- **Employee Salaries Catch Up with Inflation:** The City reached amicable agreements with all three employee unions (Police, Fire, and CSEA) in the last 18 months, keeping salaries competitive by catching up with the higher inflation that took place during the prior

agreements. Despite the large increase in employee pay and benefits, the overall cost to taxpayers was largely offset by other sources. We have already seen the benefit of these agreements with gradual filling of key vacancies such as in the Police Department.

- **Higher Sales Tax Revenue:** The 10-year sales tax sharing agreement with the County that I negotiated in 2021 continues to provide higher revenue to the City. Beacon's share of County-wide sales taxes in 2026 is projected to be a record $6.5 million – up $1.7 million from three years ago, and equivalent to 12% of our property tax revenue.
- **Revenue from New Construction:** The City and taxpayers continue to benefit from new property construction and renovations, which added $47 million (or 2.1%) last year to Beacon's tax base, and $225 million in the past six years. These projects contribute new property tax revenue – the equivalent of a 1.5-3.0% of property taxes citywide – and that reduces the property tax burden of current taxpayers.
- **New Revenue Sources:** The Mayor's 2026 Budget included two new revenue sources to help reduce pressure on property taxes – a 2% occupancy tax on hotels and short-term rentals, and a share of the state cannabis tax from dispensaries opening in Beacon.
- **Strong Bond Rating:** The City maintained its Aa2 Moody's bond rating, one of the highest among Hudson Valley communities. This reduces borrowing costs for long-term investments in our new firehouse, water and waste facilities, roads, parks, and more.

Trails, Parks, Recreation and Quality of Life: We continued to increase both the programming budget and capital investments in our parks, recreation, and soon a rail trail – funded in large part from new construction that adds to our property tax base and provides recreation fees.

- **Beacon Rail Trail:** The biggest news is that the City has committed to converting in the next two years the disused rail tracks from our train station to Main Street and beyond into Beacon's own rail trail. This vision began with the City asking Dutchess County Planning to undertake a feasibility study to convert the 12.5-mile Beacon-Hopewell rail spur into a rail trail, and we helped garner support from neighboring communities. As soon as the overall feasibility study was completed last October, I proposed and the Council approved up to $350,000 in capital funding for engineering plans for the 3.5-mile Beacon portion of rail trail, with expected construction in 2027. This would create a level trail from the Beacon train station, along the Hudson River, past Dennings Point and Madam Brett parks, alongside Fishkill Creek, running directly adjacent to Main Street and our dummy light, then alongside Route 52 and ending at the City line. The Beacon Rail Trail is currently my top priority as Mayor – the equivalent of a new linear park, which will be transformative for our community – allowing for walking and biking to our commuter trains, waterfront, parks, Main Street, and more. And we are working with the county and other communities to encourage the full build-out of the rail trail to connect with the 700-mile Empire State Trail System in Hopewell Junction.
- **Partnering with the Fjord Trail:** As Mayor, I wholeheartedly support the proposed Hudson Highlands Fjord Trail (HHFT) from Beacon to Breakneck Ridge, and have

encouraged their leadership to begin building in Beacon. The HHFT Board announced just that this past month – accelerating construction of their trail in Beacon, linking it to the Beacon Rail Trail, siting their maintenance facility next to the City's wastewater treatment plant, and installing public bathrooms at the trail head next to the train station. Together, the Fjord Trail and Beacon Rail Trail are foundational to enhancing Beacon's health, climate sustainability and quality of life – and we're thrilled to have the Fjord Trail as a partner. More announcements to come on trails in Beacon.

- **Recreation & Park Programming:** The 2026 Budget for operating Beacon's Parks and Recreation programs is over $1.1 million – the third year in a row it has exceeded $1,000,000 (it averaged only $300,000 in 2010-2014). This is a huge commitment to our quality of life – funding a large expansion of affordable programming for youth, seniors and the community. The City is building upon its services in 2026 with a spring Youth Employment Program and an additional summer camp to be held at Memorial Park.
- **Park Investments:** We continue to make major capital improvements at our parks. Following on the heels of the 2024 rebuild of the **Wee Play** toddler playground, in 2025 we renovated the basketball and tennis courts at **South Avenue Park**, and installed the first permanent restrooms there. We also upgraded the skate park, parking, and fencing at **Memorial Park**. This year we will continue our park investments, with upgrades to the softball fields and basketball courts at Memorial Park. Many of these ideas have come from Beacon High School students via our Participatory Budgeting Program.
- **Beekman Street / Sidewalk Survey:** We are launching the engineering design phase of the Beekman Street Pedestrian and Bicycling Improvement Project, a complete street upgrade for which the City has received a 95% funding grant of $3.6 million. The City has worked with the Dutchess County Transportation Council on a Pedestrian Facility Inventory, which we hope will be completed by April. This inventory will provide mapping and condition of our existing sidewalk network, which will give us a planning tool for prioritizing sidewalk rehabilitation or filling gaps to further walkability.
- **Helping Our Neighbors:** When SNAP funding to reduce food insecurity was suspended by the federal government, the City immediately stepped in with emergency funding with local grocery cards; luckily, it turned out to be only a short gap.
- **America 250 in Beacon:** 2026 marks the 250th anniversary of the Declaration of Independence. So much of the history of our nation's founding took place in New York and right here in the Hudson Valley and Beacon. We are one of the only communities in the State named for our local role in the Revolutionary War, serving as the major ferry crossing for patriot leaders and the Continental Army, but also as part of a chain of signal fires ("beacons") along the Hudson. I have already convened a coordinating group to maintain a common calendar of America 250 celebration activities, and to encourage additional ones. More to come.

Continuing Infrastructure Investment. Over the past six years, the City has implemented or advanced a record $52 million in major capital investments for our public roads, parks, water,

sewer facilities. Although many of these projects may seem invisible, they greatly enhance the quality of life and security in Beacon. We continue to methodically modernize and improve our century-old infrastructure, by prioritizing and timing our projects, and securing funding sources other than property taxes.

- **Rebuilding Fishkill/Teller Avenue.** At the end of 2025, the City marked the substantial completion of the rehabilitation of Teller and Fishkill Avenues. This effort dates back to 2001, and had City Administrator Chris White not prioritized the time-intensive right-of-way acquisition process and final engineering design, we were at risk of losing $9 million in federal/state funding. We will address some "punch list" items this spring, and then repave the final segment of Fishkill Avenue from Blackburn to the City line. In addition, the City continues its systematic milling and repaving of 5-10% of Beacon roads each year and rehabilitating sidewalks.
- **Water & Sewer:** At the end of 2025, the City completed the replacement of the nearly hundred-year-old water and sewer mains along Fishkill Avenue in anticipation of repaving this spring. We also completed and opened the new West Main Pump Station and Force Main near the train station, which connects part of the city to our wastewater treatment facility. In 2026 we will begin the rehabilitation of the Melzingah Reservoir Dam and the replacement of the Mt. Beacon Water Storage Tank.
- **Wastewater Plant & Transfer Station:** The City has continued to modernize our Wastewater Treatment Plant, including: the replacement of our decades-old belt press system with a new centrifuge system to dewater sludge; and the replacement of the aeration blowers. Both will be completed in the coming months. The City is also moving forward with grant-funded energy efficiency upgrades at the plant's admin building in 2026. This project is expected to include measures such as new windows, lighting retrofits, installation of an air-source heat pump, and more.

Climate Leadership. Beacon continues as a leader of municipal sustainability, as one of the first (and statewide one of only 24 municipalities out of 1,600) to achieve New York's highest Silver-Certified Climate Smart Community status. The City was among the first three communities to be recertified in 2025, which continues our access to grants that fund our sustainability efforts.

- **Melzingah Dam Grant:** The best holiday gift at the end of 2025 was learning that the city was awarded a $2 million Climate Smart grant for the rehabilitation of the Melzingah Reservoir Dam, which has been at the top of our capital project list.
- **Highway Garage Solar Power:** This winter we completed installation of a new 100-kilowatt solar power array atop our Highway Garage, which will increase the City's self-generated electric capacity to around 75% (we purchase Renewable energy credits for the rest), and produce enough clean energy for more than 10 homes. We will dedicate the facility around Earth Day this spring. This project is partially grant-funded, and we owe a special thank you to Assemblymember Jacobson for securing funding.

- **Green Municipal Fleet / EV Charging Stations:** The City continues to use grant funding to transition its municipal fleet to electric vehicles, focusing on high-use vehicles. In 2025, the City added electric vehicles to four departments, and we expect to add two more in the coming months – all fully grant-funded. We also expect to install three new dual-port electric vehicle charging stations in municipal lots this year: two at City Hall and another at our Community Center on West Center Street.

Zoning / Planning for Beacon's Future: The renaissance that our City and our Main Street have experienced is in no small part due to a critical reimagining of our City back in the nineties, and smart ongoing planning and zoning since. We continue to steer our zoning and planning processes to maintain Main Street's revival and historic character, and to make Beacon a more sustainable and livable city.

- **Vibrant Main Street:** Beacon keeps being recognized for the city's rapid renaissance and our revitalized historic Main Street. Some recent ones:
    - **World Atlas:** One of eight "fairy-tale" small towns in New York (*The Poughkeepsie Journal* quoted the Mayor: "Beacon's fairy tale is a rags-to-riches story — a journey from a tired small city with closed factories and a largely boarded up Main Street, to a vibrant community between the Hudson and the Highlands that combines dining variety, eclectic arts and retail, historic preservation and high quality of life.");
    - **I Love New York:** One of 15 Best Main Streets in New York State;
    - **Hudson Valley Magazine:** Best neighborhood or city to visit this year;
    - **Traveler's Elixir:** One of eight beautiful New York Main Streets;
    - **Time Out Magazine:** Number one weekend getaway from New York City without a car;
    - **Walkers Paradise:** listing, where we received a walkability score of 96 out of 100;
    - **Friendliest Town:** World Atlas named Beacon one of the eleven friendliest towns in New York; and
    - **Central Fire Station Design:** *Firehouse Magazine* Silver Design Award, and a fitting complement to our historic Main Street;
    - **Cleanest Main Street:** One of three New York communities listed among the Cleanest Main Streets in America (a shout out to our Highway Department for their weekly rounds to keep our community clean and accessible);
- **Fishkill Avenue Concepts Committee:** This Committee made its final report at the end of 2025, and the City Council will be taking up zoning recommendations for the area along Route 52 in the next year or so. While we don't want it to compete with Main Street, many hope the Route 52 area will gradually include: more mixed residential and

retail uses; the development of the Beacon Rail Trail alongside the road; and an access road to our schools and Camp Beacon area.

- **Encouraging Housing and Affordability.** Addressing the housing shortage in the U.S., New York or even the Hudson Valley is not going to be solved by Beacon alone, but we will help lead by example. We continue to focus on encouraging housing construction and other ways to address affordability. Dutchess County Planning has recognized that Beacon continues to do more than its fair share to improve housing and affordability in Dutchess County, with almost 30% of Beacon's rental units in affordable programs (second only to the City of Poughkeepsie), and 25% of new units in the past 6-7 years have reduced rent programs. The State has recognized Beacon as a Pro-Housing Community, which opens up funding options. At our train station, planning is underway to build housing (and replacement parking) on the commuter parking lot north of West Main Street – consistent with current zoning, including 10% of units with below market rents. And last year the lion's share of State's Plus-One ADU funding for constructing accessory units in Dutchess County was awarded to Beacon homeowners; round two was announced at the start of this year.

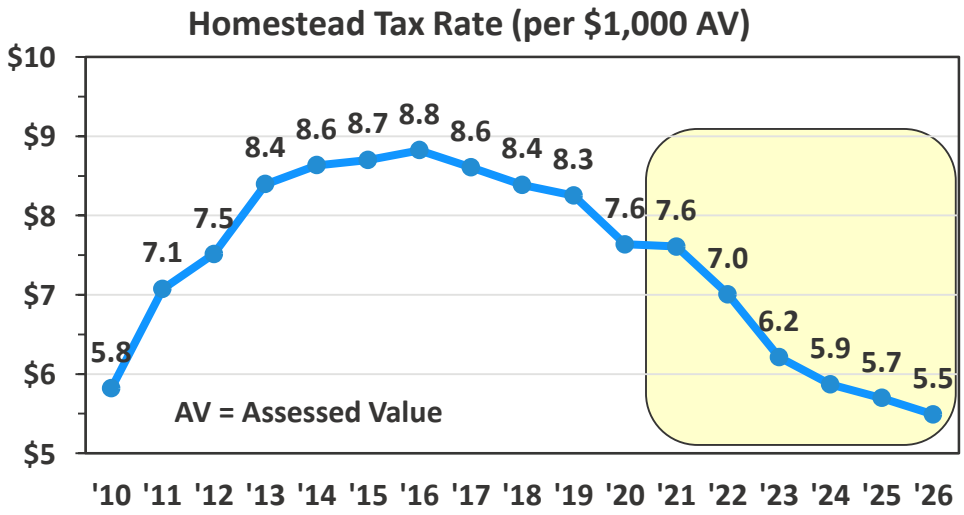
Final Words. As I said at the start, the state of Beacon remains excellent. Together we have accomplished much during my first six years as Mayor, building on the hard work of prior Mayors and Councils, back to when I joined the City Council in 1994. I look forward to advancing our community further in 2026.

Beacon's success is a team effort. I want to thank my colleagues on the City Council, all the employees of the City, department heads, City Administrator and Deputy Administrator, who make it all happen, as well as all the residents who volunteer their time for the City and the community in so many ways.

The focus of my community service across four decades has been the City of Beacon. It is an honor to serve our community. And I find it befitting to live in a place called Beacon, where we try to remember our past, to look forward, and to hopefully offer some light to inspire and guide other communities. Onward.

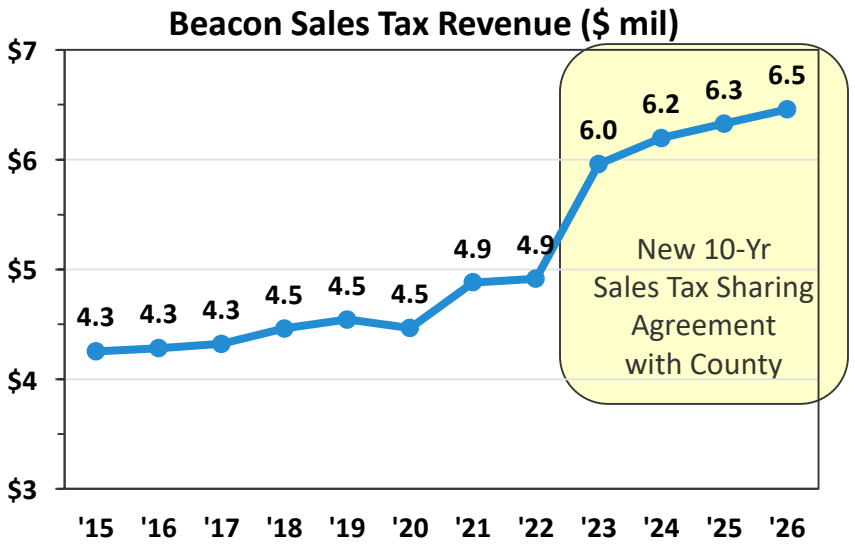
City of Beacon: State of the City
March 2026

City Finances: Rising property values; Lowering tax rate

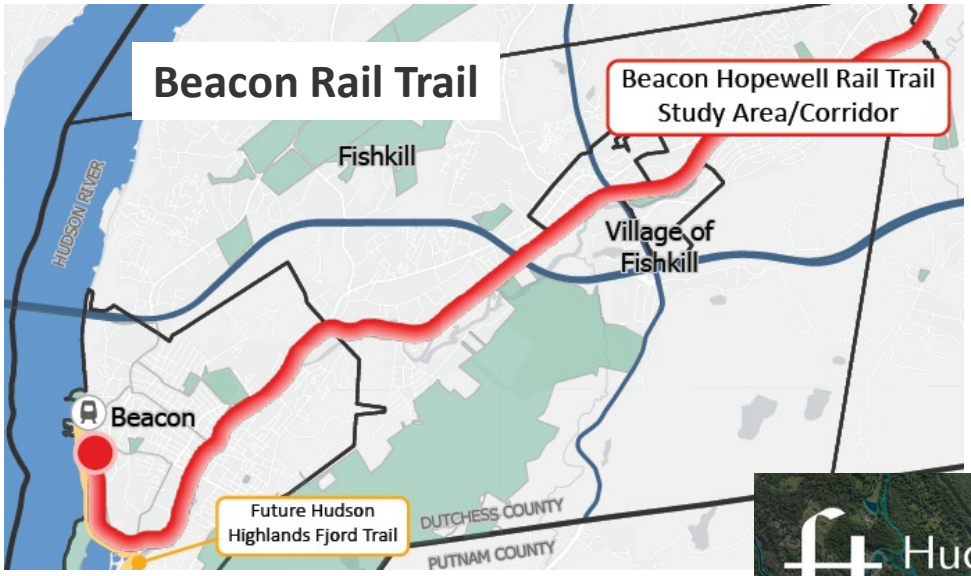


- Lower residential tax rate every year
- $225 mil of new taxable properties in last 6 years ➔ avoided 13% tax increase
- Property tax increase under state cap
- New sales tax revenue: >$1.6M per year than base year 2022 and growing

Beacon Property Tax	2021	2022	2023	2024	2025	2026
Property Tax Growth	2.6%	4.6%	1.7%	2.0%	3.8%	4.8%
• New Construction	2.2%	1.7%	3.0%	2.4%	1.9%	2.1%
CPI Inflation (%)	4.7%	8.0%	4.1%	2.9%	2.7%	~3%

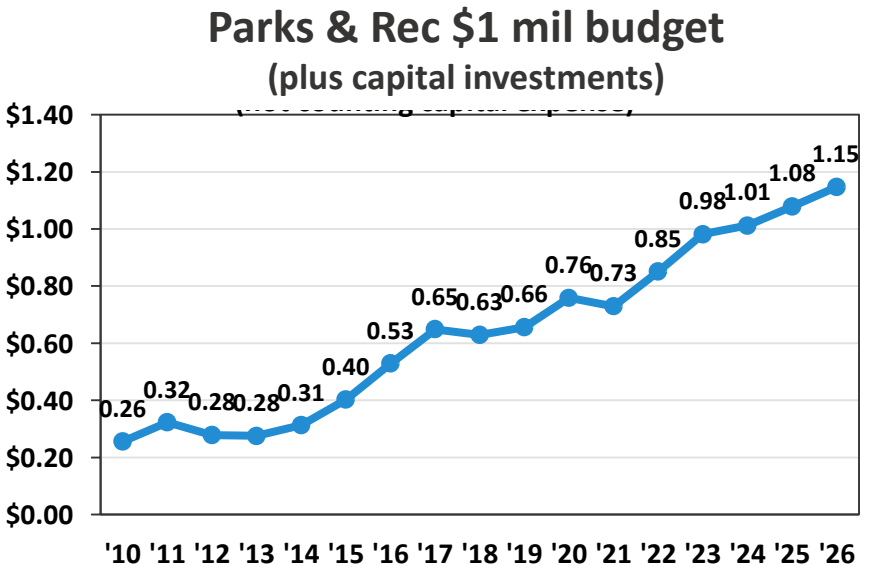


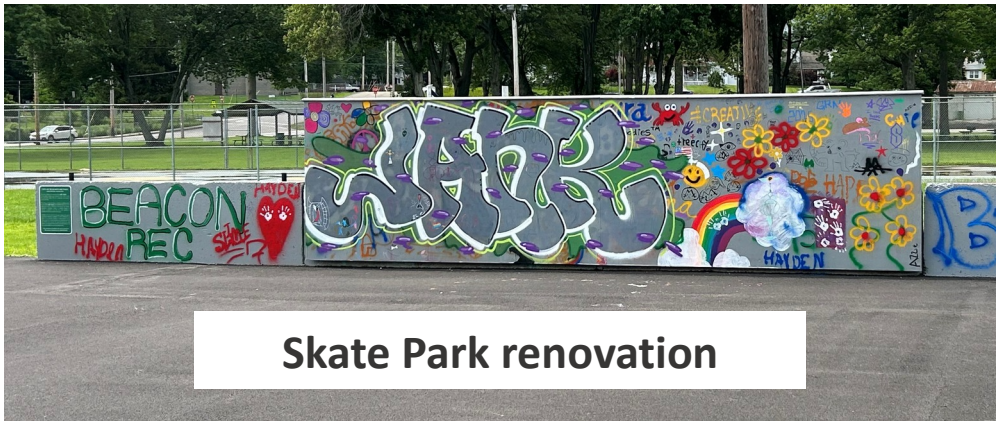
Trails: Beacon Becoming a Trail City



- City commits to rapid construction of Beacon Rail Trail – from Hudson River and train station to parks, Main Street and Route 52
- Fjord Trail announces accelerated construction of Beacon sections, bathrooms adjacent to train station

Investment in Our Parks and Recreation





Ongoing Quality of Life

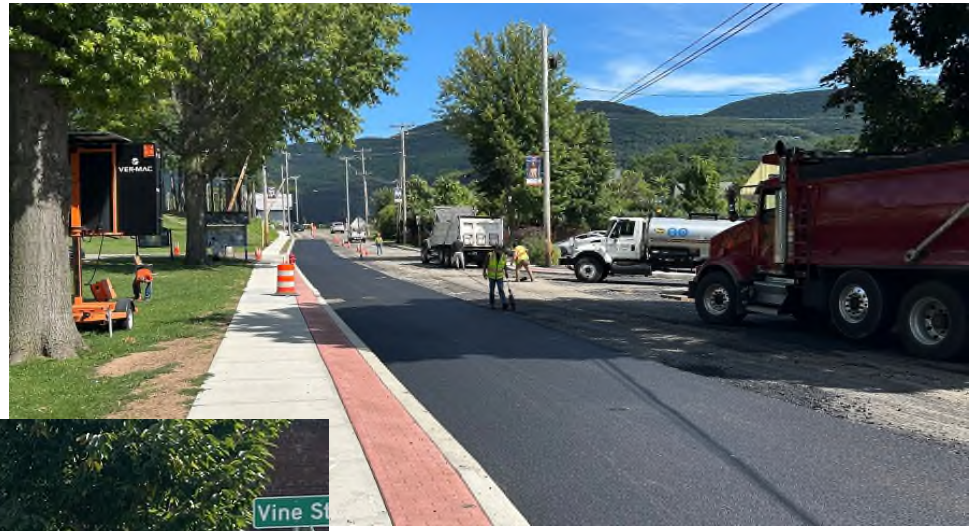
Howland Center Portico Restoration

Annual MLK Jr Celebration

Tree City — USA — Arbor Day Foundation

Rebuilding Our Infrastructure: Fishkill/Teller Ave

- 99% state/federal funding
- Replaced all water/sewer lines
- New sidewalks to City line



Continuing Infrastructure Investment

Climate Leadership, Sustainable Community

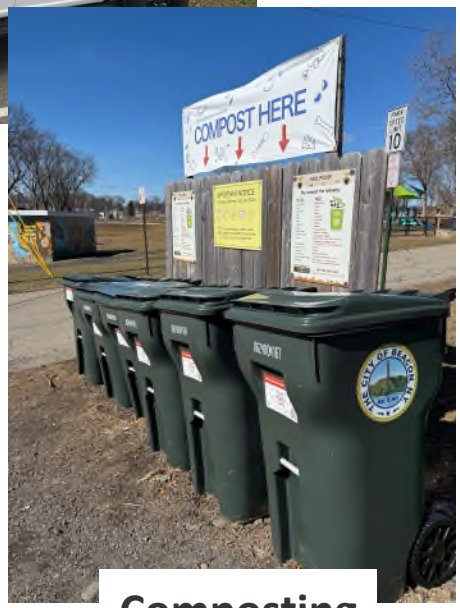
- Recertified Silver Status, NYS Climate Smart Community
- Installed solar atop City highway garage
- City electric is 100% renewable; growing
- EV/hybrid fleet, EV charging stations
- Expanding tree, composting & pollinator garden programs

NEW YORK STATE Climate Smart Communities Certified Silver

EV Fleet

Highway Garage Solar

Tree Program



Composting

Beacon's Revitalized, Historic Main Street

TRAVELLER'S ELIXIR

8 Beautiful Main Streets

"Beacon brings…its industrial vibe and loads of creative energy."

I ♥ NY

15 Best Main Streets

"Small city charm blends with an art lover's paradise…"

WorldAtlas

11 Friendliest in NY:

"Beacon … now runs on art, river access, and a downtown built for walking."

Hudson Valley Magazine's BEST OF HUDSON VALLEY WINNER 2025

Walk Score 96

Walker's Paradise

Daily errands do not require a car.

Main St 1990s

Time Out NEW YORK

ISDA Station Design Awards SILVER

Firehouse Design Award

City of Beacon: State of the City 2026

Thank You Beacon

Hocus Pocus Parade

Pitching Rail Trail to Gov. Hochul

Police Bike Patrol

We are all honored to serve you.

Full State of the City available on City of Beacon website at www.beaconny.gov

City of Beacon City Council Agenda
03/02/2026

Title:

Proposed Historic Property Nominations Pursuant to the Historic District and Landmark Overlay (HDLO) Zone

ATTACHMENTS

2026 HDLO Nominations Map and Draft Forms

2026 HDLO Nomination Parcel List

2026 Nominations
Historic District and Landmark Overlay Zone

- 16 Buildings Proposed for Nomination
- T, R1-7.5, and RD-5 districts in the vicinity of Main Street
- Updated supplement to 1979 Historic Survey and inventory completed by John Clarke in 202o
- Proposed nominations are subject to the criteria in the Historic Preservation Chapter, 134-4 B, Designation of Landmarks or Historic Districts.

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 11 Diggers Phelps Court

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jonathan Bailey/Gemma Simon Address 11 Digger Phelps Ct., Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	[X] wood clapboard	[ ] wood shingle	[ ] vertical boards	[ ] plywood	
	[ ] stone	[ ] brick	[ ] poured concrete	[ ] concrete block	
	[ ] vinyl siding	[ ] aluminum siding	[ ] cement-asbestos	[ ] other: _____	
Roof:	[ ] asphalt, shingle	[X] asphalt, roll	[ ] wood shingle	[ ] metal	[ ] slate
Foundation:	[ ] stone	[X] brick	[ ] poured concrete	[ ] concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

Reviewed in February 2026 for Ch...s

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is north of Main Street on an 0.10-acre parcel along Digger Phelps Court. It is a 2-story Italianate wood structure with a flat roof. It features a broad cornice and a wide frieze with a pointed cut-out pattern, along with a narrow course of matching cut-outs at the top of the first floor.

The front porch extends around the north side of the building. The decorative corbeled porch posts, detailed railing, and paneled door all appear original, as does the bay window with dentiled cornice on the south side. There is a one-story section to the rear.

The window sashes and the chimney near the south roof line appear to be more modern replacements. Based on changes in wood pattern, paired brackets may have been originally under the roof cornice.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house and the frontage street do not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this two-story dwelling with its rear one-story section .

Other than the replacement windows, the building retains its original character, in particular its detailed front porch. This Italianate house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

11 Digger Phelps Court View of North Side

View of South Side

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 9 Mattie Cooper Square

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Erich and Hattie Hess Address 9 Mattie Cooper Square, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

Reviewed in February 2026 for Cha

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.27-acre corner parcel facing Mattie Cooper Square. It is a 2½-story Victorian structure with a 1½-story rear section, both with gable roofs. There is a cross-gable section on the west side and a shed dormer on the east side, which is likely a later addition.

The house features decorative vergeboards supported by corner brackets with clover leaf cut-outs at the apex of the front and rear gables and the front porch. The northern porch extension and rear porch have turned columns and original balustrade, but the railings flanking the front steps and the rear steps are replacements. The northern façade has a one-story rectangular bay window with a shed roof. There are two brick chimneys with flared tops.

The original siding has been completely covered over with newer vinyl siding and the window sashes appear to be more modern replacements. There is also a one-story, 20th century concrete block garage to the rear.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this 2½-story corner dwelling with its rear 1½-story section.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its decorative vergeboards, detailed front porch, and bay window. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

9 Mattie Cooper Square View of North Side

View of South Side

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 11 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Joshua Fox Address 11 N Elm Street. Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1922, according to 1979 Beacon Historic Survey

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☒ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke & Natalie Quinn address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019, revised 2/2026

natalie@karcpc.com

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is a half-block north of Main Street on an 0.18-acre parcel facing North Elm Street. It is a 1½-story Arts and Crafts structure with a broad, low-pitched gable roof and a central gabled dormer.

The house features an alternative width horizontal shingle pattern. There is a shallow, one-story bay with triple windows under a gable roof on the south side. The front porch under the roof line extends across the full building frontage with four shingled piers, tapered square columns, and an original balustrade. There are triple windows under the porch on both sides of the original central door. A rear porch under the eaves extends across half of the western side.

The modern wood porch railings flanking the front steps are the only apparent changes to the original exterior of the structure. The front yard has a chain link fence next to the sidewalk.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1919 Sanborn map, but is evident on the 1927 Sanborn version. According to the 1979 Historic Survey Form, the owner at the time gave 1922 as the construction date. The original one-story rear garage is no longer on the site.

The building retains its original Arts and Crafts character, in particular its distinctive shingle pattern and front porch details. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

11 North Elm Street Front View

Front Porch Details

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 4 North Elm Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Danielle Broas Address 4 N Elm Street, Beacon, NY 12601

Original use Residential Current use Residential, Two-Family

Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: Stucco	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Map:

North

Prepared by: John Clarke & Natalie Quinn address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

natalie@karcpc.com

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one parcel north of Main Street on an 0.15-acre parcel facing North Elm Street. It is a 1½-story Second Empire structure with a raised basement level and mansard roof with multiple hooded dormers.

The house features a bracketed cornice with an arrow-shaped frieze pattern. The front porch extends across the full building frontage with four turned columns, and an original balustrade across the front. The double front doors and windows appear to be original. The south elevation has a rectangular bay and a tall brick chimney.

The building's exterior was recently restored. The compatible changes to the original exterior of the structure include the front steps, balustrade flanking the steps, and corner brackets on the porch posts. The one-story rear garage has a modern exterior.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, but is evident on the 1884 Sanborn Map.

The building retains most all of its original character, in particular its distinctive roof and cornice details. This house is one of the most intact examples of its type, scale, and period in the City and is unusual as a Second Empire house of modest size. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

4 North Elm Street View of North Side

View of South Side

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 17 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner 17 Church LLC Address 40 North Street, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

Architect/Builder, if known _____ Date of construction, if known c. 1870

DESCRIPTION

Materials -- please check those materials that are visible

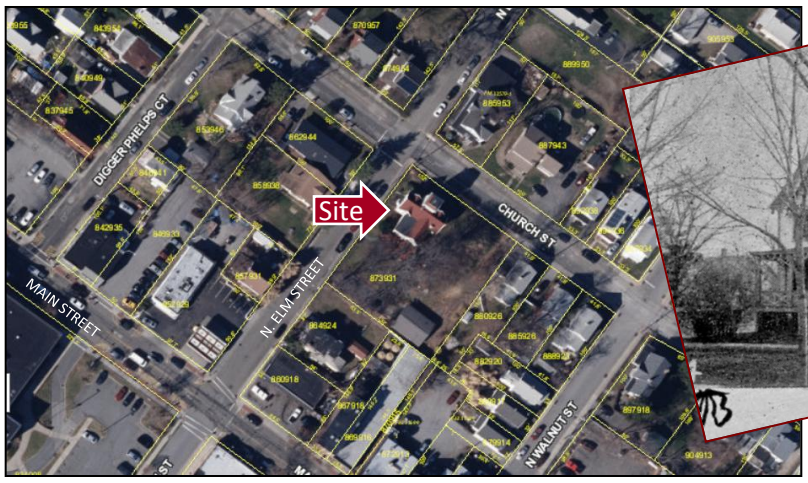
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map



North

c. 1900

Prepared by: John Clarke & Natalie Quinn **address** 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ **email** jclarkeplandesign@gmail.com **Date** 6/2019, revised 2/2026

Natalie@karcpc.com

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.33-acre corner parcel facing Church Street. It is a 2½-story Victorian structure with a 4-story central tower and a 2-story rear section. The main section of the house has multiple cross gable roofs with a central brick chimney, and the tower has a mansard roof with a bracketed cornice. The rear gable section has a flat-roofed extension on the west side, which was likely added at a later date.

The house features wide vergeboards, drip-molds over the windows and doors, and one-level bracketed bay windows on the east and west elevations. There is a three-part, Palladian-influenced window frame with a rounded central window at the first level of the tower. Two matching front porches flank the tower with cornice brackets, square columns, and diagonal cross balustrades. As of February 2026, a decorative scroll-cut wood frieze (gingerbread trim) has been added along the porch eaves.

The original siding has been covered over with new vinyl siding and the window sashes appear to be more modern replacements. There is also a modern raised deck with wide glass door entry to the rear of the house, a modern one-story garage in the back yard, and a newer perimeter metal picket fence.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is first evident on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, showing its current cross configuration and labeled as Mrs. Colwell. It is not on the 1867 Beers Atlas. The 1979 Historic Survey reported that this house was used as a hospital in the 19th century. The architecture contains elements of Gothic Revival, Italian Villa, and Second Empire styles.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its distinctive central tower, front porch details, and bay windows. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

Front View (2026)

17 Church Street Front View (2019)

Rear View

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 27 Church Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Christopher and Babette Brown Address 27 Church Street, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1890

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☒ cement-asbestos	☐ other: _____	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map:

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

Reviewed in February 2026 for Ch...s

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.19-acre corner parcel facing Church Street. It is a 2-story late-Victorian structure with a cross-gable roof, a central brick chimney, and a 2-story rear section.

The house features a front porch extending around the west side with round Tuscan columns. The western cross-section of the house has a cutaway bay on the first level with a decorated overhang.

The original siding has been covered over with asbestos siding and the window sashes and porch railing appear to be more modern replacements. A former rear porch on the west side has been enclosed. There is a one-story, non-historic garage in the rear corner and a black chain link fence around the perimeter of the yard.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is first evident on the 1896 Sanborn Map with its current configuration. It is not on the 1889 Sanborn Map.

Other than the asbestos siding and likely replacement windows, the building retains most of its original character, in particular its distinctive two-sided front porch. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

27 Church Street Front View

Rear View

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 159 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Kimberly Garcia/James Halstead Address 159 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	[X]	wood clapboard	[ ]	wood shingle	[X]	vertical boards	[ ]	plywood	
	[ ]	stone	[ ]	brick	[ ]	poured concrete	[ ]	concrete block	
	[ ]	vinyl siding	[ ]	aluminum siding	[ ]	cement-asbestos	[ ]	other: _____	
Roof:	[X]	asphalt, shingle	[ ]	asphalt, roll	[ ]	wood shingle	[ ]	metal	[ ] slate
Foundation:	[ ]	stone	[X]	brick	[ ]	poured concrete	[ ]	concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [ ] excellent [X] good [ ] fair [ ] deteriorated

Map
North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

(See Reverse)

Reviewed in February 2026 for C[illegible]es

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the west side of Fishkill Avenue on a 0.2-acre lot. It is a 1½-story building with a multi-gabled roof, brick chimney, and an extraordinary level of Victorian detailing, especially for a modestly scaled house. The first story has horizontal clapboard siding and the second level has vertical board and batten siding. There are two east-facing dormers with rounded hoods.

There is a projecting one-story bay on the western corner with raised panels below the windows. The cornices over the front porch and corner bay are highly decorated with brackets and a frieze pattern that extends along the north and south walls. The chamfered porch posts have elaborate cut-out corner brackets that extend to central pendants. The heavy porch railings have turned balusters. There are two French doors onto the porch, as well as a double-door front entrance with transom window.

These contributing decorative details on the house are emphasized by a multi-color paint job.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A small house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Chace, but the current configuration with a front porch is first accurately represented on the 1889 Sanborn map.

The building retains its original character with a mix of Gothic and Italianate features. This elaborately decorated house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

159 Fishkill Avenue Front View

Rear View

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) James V. Forrestal Birthplace

Address or Street Location 189 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Emily De Cordova Address 189 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known Date of construction, if known c. 1885

DESCRIPTION

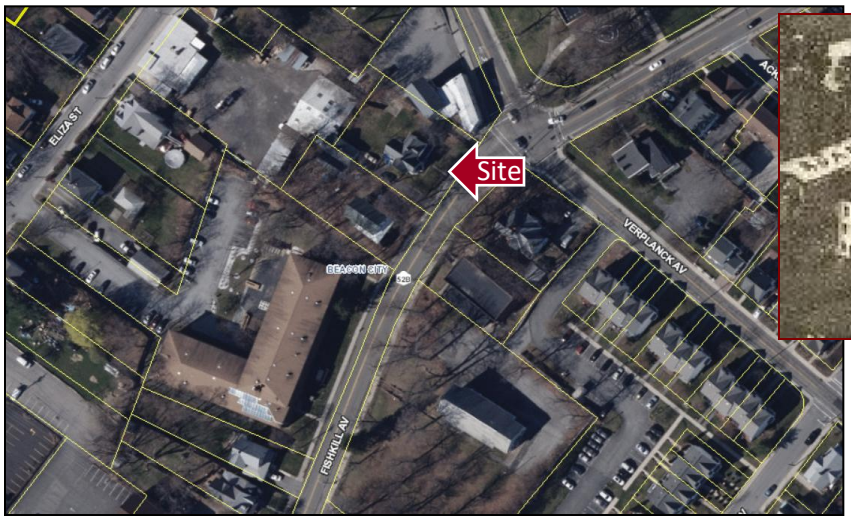
Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other:	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location:

Alterations, if known: Date:

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated



Map
North

1886

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

Reviewed in February 2026 for Ch...s

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the west side of Fishkill Avenue on a 0.3-acre lot. It is a 2½-story building with a cross gable roof, front-facing dormer, and two central brick chimneys. The 1979 Historic Survey shows a highly decorated vergeboard, bracketed bay window, and elaborately detailed front porch supports and balustrade. However, the current building has been covered over with vinyl siding and all the former architectural details are gone. The first-level bay window on the front and a wraparound porch on the north side still exist, but without any decorative elements. There is a raised deck and one-story garage to the rear.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is first represented on the 1889 Sanborn map with its front bay window and front porch extending around the north side. On the rear of the lot is a 3-story structure listed as James Forrestal, carpenter and builder. By the 1919 version, the 3-story shop is no longer evident, but a 2-story carpenter and auto building is along the northern parcel line to the rear. On the 1927 Sanborn map an additional 1-story building labeled James Forrestal, General Contractor, is to the rear, along with a grouping of other buildings extending over to Eliza Street. By 1946, the rear building is listed as a Hat Bin Manufacturer.

Although the house has lost almost all its architectural details since the 1979 Historic Survey, the building is associated with a historic person in national history, James V. Forrestal (1892-1949). He was born here and graduated from Matteawan High School at the age of 16. A naval aviator in WWI and Wall Street executive between the wars, Forrestal's friendship with Franklin D. Roosevelt led to his appointment as Undersecretary of the Navy in 1940 and Secretary of the Navy in 1944. He is noted for his effective mobilization of the war effort, his advocacy for racial integration in the military, and, after the war, a strong national defense. Forrestal was appointed the first Secretary of Defense by President Truman in 1947, but disagreed with Truman over the military budget and other political issues and was forced to resign in 1949. He fell into depression and either fell or jumped to his death from a hospital window two months later. An aircraft carrier, a major office building in Washington DC, and an elementary school in Beacon were subsequently named after him.

189 Fishkill Avenue Front View

Front Plaque

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 194 Fishkill Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jessica Jellife and Jason Craig Address 194 Fishkill Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1900

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other:	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☒ concrete block	

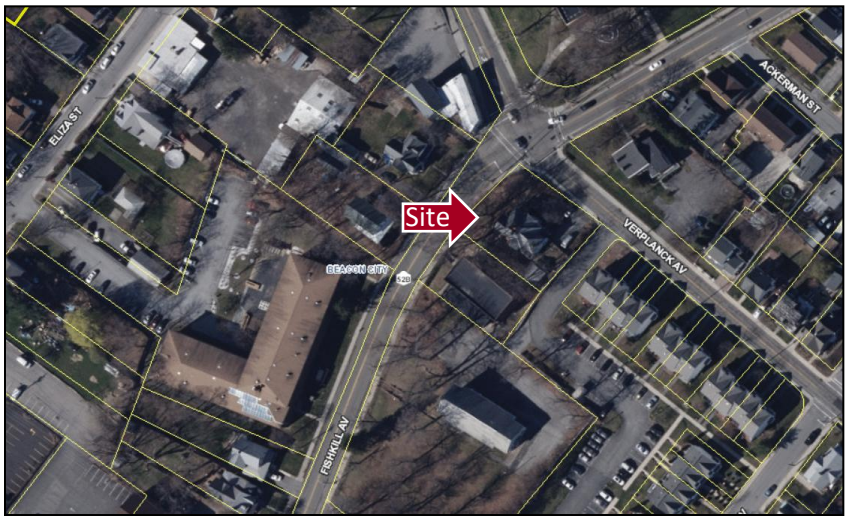
Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

Reviewed in February 2026 for Char...

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of Fishkill Avenue on a 0.23-acre corner lot. It is a 2-story building with a hip roof, two cross gables, and a central brick chimney. The basement level has a rusticated cement block foundation. There is a 2-story, three-sided bay with paired central windows facing Verplanck Avenue.

The clapboard siding and shingled gables noted in the 1979 Historic Survey have been covered over with vinyl siding. As a result, the most notable architectural features are the three street-front porches with flat roofs, Tuscan columns, and straight balusters. The porch facing the intersection has a doorway set in an angled corner.

There is a small garage, probably from the 1920s, on the eastern rear side of the house and a historically contributing stone retaining wall along the Fishkill Avenue sidewalk.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is shown on the 1904 Sanborn map, although the porches in their current configuration first appear in the 1927 version.

Even though the house has been resided with vinyl siding since the 1979 Historic Survey, the building retains much of its original character, especially the porches. This Queen Anne/Colonial Revival structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

194 Fishkill Avenue

Views from Verplanck Avenue

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Hebrew Synagogue and Center

Address or Street Location 331 Verplanck Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner Beacon Hebrew Alliance Address 55 Fishkill Avenue, Beacon, NY 12508

Original use Religious Structure Current use Religious Structure

Architect/Builder, if known Date of construction, if known 1929

DESCRIPTION

Materials -- please check those materials that are visible

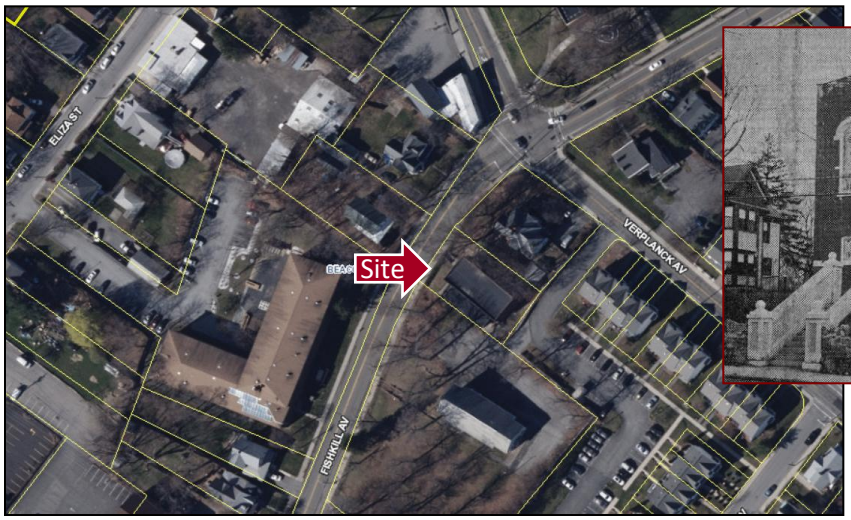
Exterior Walls:	☐	wood clapboard	☐	wood shingle	☐	vertical boards	☐	plywood
	☐	stone	☒	brick	☐	poured concrete	☐	concrete block
	☐	vinyl siding	☐	aluminum siding	☐	cement-asbestos	☐	other:
Roof:	☐	asphalt, shingle	☒	asphalt, roll	☐	wood shingle	☐	metal ☐ slate
Foundation:	☐	stone	☐	brick	☐	poured concrete	☐	concrete block

Other materials and their location:

Alterations, if known: Date:

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map



North

1929

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

Reviewed in February 2026 for Cha

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(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of Fishkill Avenue on a 0.19-acre lot. It is a 2-story brick structure with a flat roof. It is well above the street, accessed by more modern central steps and a concrete retaining wall along the sidewalk.

The façade features a raised parapet roofline with a Star of David just below and three tall stained-glass windows. These windows are topped by arched stone elements with central keys and stone sills with supporting blocks below. Two smaller stained-glass windows flank the front entrance with arched brick lintels and stone sills. The brick entrance surrounds project out from the facade with a stone shallow arch above and the name of the building inscribed along the top edge. Two paneled wood doors have a transom window above and lantern lighting fixtures on both sides.

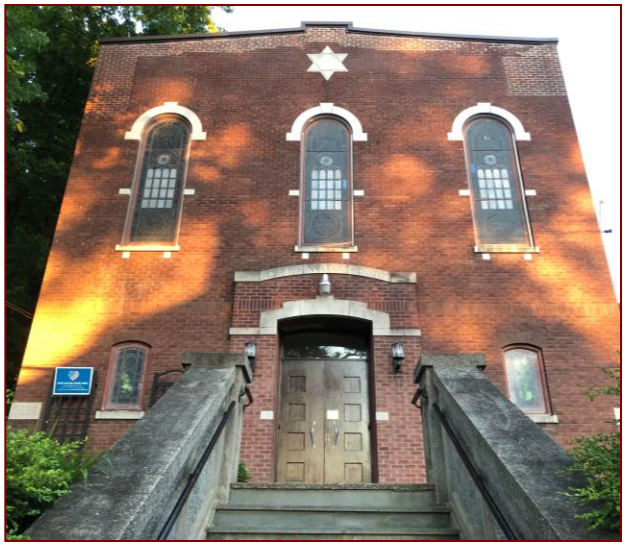
There is a modern 1-story addition on the south side and the brick under the top edge of the structure has been re-pointed with a lighter shade of mortar.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building was constructed in 1929, according to a stone block on the front corner. It is not shown on the 1927 Sanborn map, but is evident on the 1946 version, listed as the Hebrew Synagogue and Center.

This religious structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

331 Verplanck Avenue



Views from Fishkill Avenue

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) St. Rocco Society

Address or Street Location 26 South Chestnut Street

County Dutchess Town/City Beacon Village/Hamlet:

Owner St. Rocco Society Address 26 S. Chestnut Street, Beacon, NY 12508

Original use Social Organization Current use Social Organization/Event Space

Architect/Builder, if known Date of construction, if known 1926

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other:	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	

Other materials and their location:

Alterations, if known: Date:

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the west side of S. Chestnut Street on a 0.17-acre corner lot. It is a 1½-story brick structure with a gable roof and rear chimney. The raised basement level has a stucco exterior.

The façade features polychrome brick that imitate quoins on the front corners. A band of light-colored soldier bricks and stucco cross under the front gable. This reinforces the projecting pediment with modillions and flanking polychrome brick columns around the front entrance. An arched stucco panel with a central key and inscribed St. Rocco Society is above the double doors. The side walls have buttresses between the windows, which have soldier brick lintels and stone sills.

The windows appear to be modern replacements and the front stairs, metal railings, and overhead canopy are likely newer construction. Four windows on the rear wall have been bricked over. There is also a 1-story shed addition on the rear side.

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Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This Classical Revival building was constructed in 1926, according to a stone block on the front corner. It is first shown on the 1927 Sanborn map, listed as the St. Rocco Society Hall. In the 1946 version it is labeled as both the St. Rocco Society and a clothing factory.

This social club structure with religious and Italian-American associations is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

26 S. Chestnut Street Front View Rear View

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 11 Commerce Street

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Jianmao Deng Address 54 Skagit Ky, Bellevue, WA 98006

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

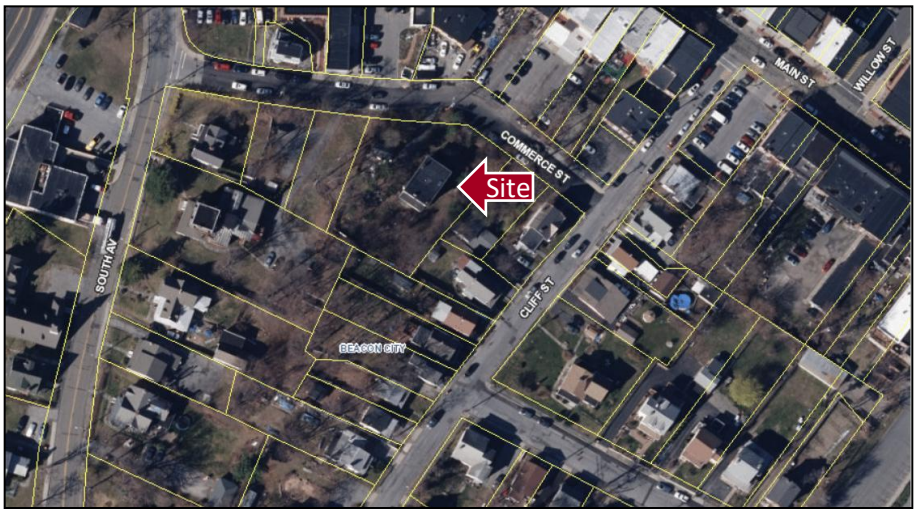
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☒ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map



North

Prepared by: John Clarke & Natalie Quinn address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

natalie@karcpc.com

(See Reverse)

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the south side of Commerce Street on a 0.43-acre lot. It is a 2-story brick building with a flat roof and brick chimney. The house is surrounded by a metal fence with brick piers flanking the walkway and driveway entrances, as well as overgrown plantings, so it is difficult to see the building from the street for an accurate description.

The roof line features a broad overhanging eave and wide frieze board without brackets. There is a one-story bay window on the west side towards the rear. The windows have stone lintels and sills with 6 over 6 sashes. The porch across the front of the house has a simple shed roof. The double front doors have arched windows with raised panels below.

There is a one-story garage with a gable roof on the west side of the house that first shows up on the 1919 Sanborn Map.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A house existed at this location on the 1867 and 1876 Atlas maps, labeled as H. H. Hustis. According to Smith's 1882 History of Dutchess County, Henry H. Hustis was an attorney who opened an office in Fishkill Landing in 1853. He was listed as President of the incorporated village in 1866, 1868, 1870, and 1873. The house with its front and rear porches is first accurately represented on the 1884 Sanborn map. The street connecting Cliff Street with South Avenue did not exist on the 1876 Atlas Map, but it is shown in 1884 and is labeled as Spring Street in 1889. By 1919, it was known as Commerce Street.

This Italianate house retains its original character. It is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

11 Commerce Street Front Views

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 20 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Barbara J. and Brenda J. Sims Address 5 Kitteridge Place, Beacon, NY 12508

Original use Residential Current use Residential, 3-Family

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☒ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☒ slate
Foundation:	☒ stone	☒ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North

Prepared by: John Clarke & Natalie Quinn address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2026

natalie@karcpc.com

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of South Avenue on a 0.54-acre uphill lot with a historically contributing cobble stone retaining wall along the front sidewalk. It is a 2½-story building with a mansard roof, brick chimney, and metal rooftop balustrade. The 1½-story addition to the rear also has a mansard roof, while the somewhat later 1-story addition to the south has a flat roof. There are gabled dormers with decorative cutwork around both mansard roofs. The second-floor cornice has brackets and a broad stucco band below. The second-floor windows are 2 over 2 with stone lintels and sills.

The elaborately decorated porch, which extends across front and south side, has a bracketed cornice, square columns with capitals, cut-out arches with central pendants, and turned balusters. The front double doors have glass panels and a transom window. As of February 2026, the cut-out arches with central pendants were removed from the porch.

The older photo on page 1 shows a different location for the front porch steps. A large modern addition with a horizontal siding and a combination shed and gable roof has also been built on the north side to the rear.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A house appears at this location on the 1867 and 1876 Atlas maps, listed as Jas. Taylor, but it is first accurately represented with a front porch and mansard roof on the 1884 Sanborn map. A 2-story rear addition appears on the 1904 map. In 1912 a 1-story addition was built of the south side to the rear, along with an extension of the front porch around the side of the building.

The building retains its original distinctive character, particularly its Second Empire roof and elaborately decorated wraparound porch. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

Front View (2026)

20 South Avenue Front View (2020)

Addition on North Side

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 22 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Shirish M. Chitanis and Jacqueline Paris-Chitanis 22 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: Stucco	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

Reviewed in February 2026 for Cha

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of South Avenue on a 0.37-acre uphill lot with a concrete retaining wall along the front sidewalk. It is a 2½-story building with a 1½-story southern section, multi-gabled roof, two brick chimneys with pots, and a raised basement level. The southern section features gable-hooded dormers with trefoil windows. There is an original 1-story section to the rear on the south side and a more modern 2-story addition to the rear on the east side.

The front-facing gable has a wide vergeboard with elaborate cut-outs, pinnacle above, and a window and balcony below. The first floor in front has a canopy roof, two French doors, and an elevated porch with large projecting supports. There is a one-story bay window on the north side. The porch curving around the southern section of the house has lightweight columns and bracketed supports. Parts of the original balusters have been replaced. The double front doors have glass panels and a transom window.

To the rear, there is a contributing 1½-story carriage house with board and batten siding and a wide decorated vergeboard.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A house appears at this location on the 1867 and 1876 Atlas maps, listed in 1867 as S. Bogardus, but the house and rear structure are first accurately represented on the 1884 Sanborn map.

This Gothic Revival house retains its original character and decorated features. It is one of the most intact examples of its type, scale, and period in the City. This structure possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

22 South Avenue Front View

Rear Building

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 26 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew Yarnis and Maggie Garrido-Yarnis 26 South Avenue, Beacon, NY 12508

Original use Residential Current use Residential, Two-Family

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	
	☒ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date 6/2019; revised 2/2020

Reviewed in February 2026 for Cha

DRAFT

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of South Avenue on a 0.42-acre lot with a tall hedge and chain link fence along the sidewalk. It is a 2½-story building with a multi-gabled roof, and two brick chimneys. The most distinctive features are the wide vergeboards with a repeating square pattern, cut-outs, and central drop pendants.

There are 1-story bay windows on the south and west sides and a 2-story bay on the north side. The cornice brackets remain on the northern bay. The windows have arched wood frames, but some of the 2 over 2 sashes have been replaced.

The front porch curves around to the south side. It has chamfered columns and arched supports with corner cut-outs.

The front doorway appears to be a modern replacement and the siding is now vinyl.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A house appears at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby, but it is first accurately represented on the 1884 Sanborn map.

Other than the vinyl siding and front doorway, the building retains its original character. This house with its elaborately decorated vergeboards is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

26 South Avenue Front Views

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____

Address or Street Location 30 South Avenue

County Dutchess Town/City Beacon Village/Hamlet: _____

Owner Matthew R. Healey and Jacqueline P. Rubin 255 W. 90th Street, New York, NY 10024

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	[X]	wood clapboard	[X]	wood shingle	[ ]	vertical boards	[ ]	plywood	
	[ ]	stone	[X]	brick	[ ]	poured concrete	[ ]	concrete block	
	[ ]	vinyl siding	[ ]	aluminum siding	[ ]	cement-asbestos	[ ]	other: _____	
Roof:	[X]	asphalt, shingle	[ ]	asphalt, roll	[ ]	wood shingle	[ ]	metal	[ ] slate
Foundation:	[ ]	stone	[ ]	brick	[ ]	poured concrete	[ ]	concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: [X] excellent [ ] good [ ] fair [ ] deteriorated

Map

North

Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: _____ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the east side of South Avenue on a 0.31-acre corner lot with a hedge and chain link fence along the sidewalk. It is a 2-story painted brick building with a multi-gabled roof and a brick chimney. The gables have a shallow pitch with a return on the west side. The cornices feature regularly spaced brackets. There is a 2-story bay on the south side with a matching bracketed cornice and shingle siding. The bay is first shown on the 1919 Sanborn Map.

The windows have stone lintels and sills, but appear to have replacement sashes. A smaller set of paired windows under the western eaves has a distinctive diamond glazing pattern. A small, similarly shaped window with a diamond glass pattern also exists on the southern wall next to the bay.

The front porch on the west side has a bracketed top and chamfered columns, but the balustrade has been covered over with solid shingles. There is also a 1-story, shed-roofed rear entrance on the east side that likely dates from the early 1900s and a more modern 1-story addition on the north side with a flat roof, clapboard siding, and a triple window facing South Avenue.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

A house exists at this location on the 1867 and 1876 Atlas maps, listed as E. Crosby in 1867, but the current configuration with a front porch is first accurately represented on the 1884 Sanborn map.

The building retains its original character. This bracketed house is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.

30 South Avenue

South Avenue View

Beacon Street View

Historic District and Landmark Overlay (HDLO) Zone - Proposed HDLO Nominations
2026 Nominations

#	Address	Parcel Number	Property Owner
1.	**11 Digger Phelps Ct**	5954-27-843954	Jonathan Bailey and Gemma Simon, 11 Digger Phelps Ct, Beacon, NY 12508
2.	**9 Mattie Cooper Sq**	5954-27-853946	Erich and Hattie C Hess, 9 Mattie Cooper Sq, Beacon, NY 12508
3.	**11 N. Elm Street**	5954-27-858938	Joshua Fox, 11 N Elm St, Beacon, NY 12508
4.	**4 N. Elm Street**	5954-27-864924	Christopher and Danielle Broas, 4 N Elm St, Beacon, NY 12508
5.	**17 Church Street**	5954-27-873931	17 Church LLC, 40 North St, Beacon, NY 12508
6.	**27 Church Street**	5954-28-897918	Christopher D. and Babette J. Brown, 27 Church St, Beacon, NY 12508
7.	**159 Fishkill Ave**	6054-29-024827	Kimberly Garcia and James Halstead, 159 Fishkill Ave, Beacon, NY 12508
8.	**189 Fishkill Ave**	6054-29-047864	Emily De Cordova, 189 Fishkill Ave, Beacon, NY 12508
9.	**194 Fishkill Ave**	6054-29-062856	Jessica Jelliffe and Jason Craig, 194 Fishkill Ave, Beacon, NY 12508
10.	**331 Verplank Ave**	6054-29-056850	Beacon Hebrew Alliance, 55 Fishkill Ave, Beacon, NY 12508
11.	**26 S. Chestnut St**	5954-36-926817	St Rocco Society, 26 S Chestnut St, Beacon, NY 12508
12.	**11 Commerce St**	5954-27-771935	Jianmao Deng, 54 Skagit Ky, Bellevue, WA 98006
13.	**20 South Ave**	5954-27-753929	Barbara and Brenda Sims, 5 Kitteridge Pl, Beacon, NY 12508
14.	**22 South Ave**	5954-26-750920	Shirish Chitanvis and Jacqueline Paris-Chitanvis, 22 South Ave, Beacon, NY 12508
15.	**26 South Ave**	5954-26-745908	Matthew Yarnis and Maggie Garrido-Yarnis, 26 South Ave, NY, 12508
16.	**30 South Ave**	5954-26-743898	Matthew Healey and Jacqueline Rubin, 255 W 90th St, Apt 5C, NY, NY 10024

City of Beacon City Council Agenda
03/02/2026

Title:

Appointment of Caryn Morales to the Board of Assessment Review

ATTACHMENTS

Caryn Morales Committee Application

Committee Application

Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name: Caryn Morales

Address: [redacted]

Phone Number: [redacted]

Alternate Phone:

Email Address: [redacted]

Committee You are Interested In:

- [x] Board of Assessment Review
- [ ] Board of Ethics
- [ ] Conservation Advisory Committee
- [ ] Emergency Management Committee
- [ ] Human Relations Commission
- [ ] Planning Board
- [ ] Recreation Committee
- [ ] Traffic Safety Committee
- [ ] Zoning Board of Appeals
- [ ] Any of the above
- [ ] Other

Available number of Hours per week (for Committee work): 10

Occupation: Self Employed

Employer: Knot too Shabby

Work Address: [redacted]

Work Phone: [redacted]

Interest & Skills: Travel, Health/Wellness, Reading

Areas of Expertise (business & civic): Data analysis, Communication, Volunteer, Non for Profit Board, Fundraising

Reference

Reference Name: [redacted]

Address: [redacted]

Phone: [redacted]

Email Address: [redacted]

Relationship: [redacted]

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Cheryl A Morales Date: 2/26/26

City of Beacon City Council Agenda
03/02/2026

Title:

Appointment of Burgess Malarkey to the Board of Assessment Review

ATTACHMENTS

Burgess Malarkey Committee Application

Committee Application

Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name	**Burgess Malarkey**
Address	[redacted]
Phone Number	[redacted]
Alternate Phone	
Email Address	[redacted]

Committee You are Interested In

- [x] Board of Assessment Review
- [ ] Board of Ethics
- [ ] Conservation Advisory Committee
- [ ] Emergency Management Committee
- [ ] Human Relations Commission
- [ ] Planning Board
- [ ] Recreation Committee
- [ ] Traffic Safety Committee
- [ ] Zoning Board of Appeals
- [ ] Any of the above
- [ ] Other

Available number of Hours per week (for Committee work)	**TBD**
Occupation	**Retired**
Employer	**STV, Turner Construction, Skanska USA**
Work Address	
Work Phone	

Interest & Skills	home and garden, tennis, skiing, literature
Areas of Expertise (business & civic)	Construction cost control; estimating, project management

---

Reference

Reference Name	[redacted]
Address	[redacted]
Phone	[redacted]
Email Address	[redacted]
Relationship	[redacted]

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Burgess Malarkey Date: 2/13/26

City of Beacon City Council Agenda
03/02/2026

Title:

105-107 Catherine Street Drainage Easement

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding 105-107 Catherine Street Drainage Easement

105-107 Catherine Street Drainage Easement Planning Board Resolution

105-107 Catherine Street Subdivision Plat 105

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  Suite 810
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Lee Lyriacou and Members of Beacon City Council**

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

RE: **105-107 Catherine Street - Drainage Easement to City of Beacon**

DATE: **February 26, 2026**

On November 12, 2025, the Planning Board approved a two-lot subdivision at property located at 105-107 Catherine Street. During review of the application, it was noted that a 30-inch subsurface municipal stormwater pipe traverses the property extending from Catherine Street to Rombout Street. No existing easement was located for this infrastructure.

Accordingly, as part of the subdivision process the property owner has offered to convey to the City of Beacon an easement to formalize the City's right of access to operate, maintain, repair, reconstruct, replace and inspect the municipal stormwater pipe located on private property. In addition, to eliminate conflicts with the proposed construction of two single-family dwellings on Rombout Street the property owner will shift the location of a portion of the stormwater pipe so that it travels along the property line of the two single-family lots, rather than through the building envelope of one of the proposed homes. A performance guaranty and maintenance guaranty will be required to be posted by the property to ensure the work to the stormwater pipe is completed properly and without defects in workmanship. The location of the proposed easement is shown on the approved Subdivision Plat which is provided for your reference.

A draft of the easement, prepared by the property owner's attorney and reviewed by our office, is provided for your review. If acceptable, a resolution has been prepared to accept the easement and authorize the City Administrator to sign the easement and related recording forms to allow the easement to be recorded by the property owner in the Dutchess County Clerk's Office.

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR 105-107 CATHERINE STREET

PARCEL No. 5954-36-949764

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Catherine Street Properties, LLC (the "Applicant"), for a two-lot subdivision (the "Project" or "Proposed Action") on a 30,187 +/- square foot or 0.693 acre parcel, located at 105-107 Catherine Street and also fronting Rombout Avenue to the south, designated on the Tax Map of the City of Beacon as **Parcel ID# 5954-36-949764** in the R1-5 Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide the Property into two lots, with proposed Lot 1 being 22,696 +/- square feet or 0.521 acres in size and proposed Lot 2 being 7,500 +/- square feet or 0.172 acres in size, to allow for the construction of one new single-family detached dwelling on Lot 2, an otherwise vacant portion of the property currently being utilized for equipment and materials storage; and

WHEREAS, a single-family detached dwelling is a permitted principal use in the R1-5 Zoning District pursuant to City of Beacon Code § 223-17(C) (Schedule of Use Regulations); and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code § 195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form, Inflow and Investigation Report and other documents submitted to the Planning Board; and

WHEREAS, the subdivision is shown on a plan entitled "Preliminary Subdivision Plat – 105 Catherine Street Subdivision," dated July 29, 2025, last revised October 28, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, and a plan set entitled "105 Catherine Street Subdivision Plan," Sheets 1-6, dated July 29, 2025, last revised on October 28, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
1	*Cover Sheet (CV-1)*
2	*Existing Conditions Plan (XC-1)*
3	*Subdivision Plan (SP-1)*
4	*Erosion & Sediment Control Plan (ESC-1)*
5	*Construction Details (CD-1); and*
6	*Construction Details (CD-2);* and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings on August 12, 2025, September 9, 2025, October 15, 2025 and November 12, 2025; and

WHEREAS, on September 9, 2025, the Planning Board, after conducting an uncoordinated SEQRA review, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the Short Environmental Assessment Form ("SEAF") and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on September 9, 2025, the Planning Board opened a duly noticed public hearing on the Subdivision with such hearing being continued on October 15, 2025, during which time all those interested were given an opportunity to be heard, and the Planning Board closed the Subdivision public hearing on October 15, 2025; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials and Subdivision Plans relative to all applicable provisions of the City Code.

NOW THEREFORE BE IT RESOLVED, that the Planning Board, pursuant to its authority to make individualized off-street parking in City of Beacon Code § 223-26(D)(2) hereby determines, based on application review and the context of the property, that the appropriate number of off-street parking spaces to be provided for Lot 1 is 33 and for Lot 2 is 2 spaces, which shall each be the required number of off-street parking spaces for the existing uses on Lot 1 consisting of seven residential apartments and an existing auto repair shop, and for the proposed single family use on Lot 2.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval, as shown on the application materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. Prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board, the following conditions shall be fulfilled:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Proposed Action, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated November 2, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated November 10, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The proposed relocated utility Easement to the City of Beacon shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. A proposed easement agreement corresponding with such notation on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, and a copy of the recorded document submitted to the City Building Department and the City Clerk.

6. The proposed common parking/driveway facility easement shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. A proposed easement agreement corresponding with such notation on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, and a copy of the recorded document submitted to the City Building Department.

When the conditions above have been satisfied, six (6) sets of the above referenced plans, revised per the conditions above, shall be submitted for enforcement by the Planning Board

Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Pursuant to City Code § 195-16E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent to 6% of the amount of the estimated construction cost.

2. The Applicant shall establish an escrow with the City of Beacon for stormwater inspections by the City Engineer on behalf of the City of Beacon.

3. Pursuant to City Code § 195-15, the Applicant shall post a performance guaranty with the City of Beacon, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant, to guarantee the satisfactory construction, installation, and completion of all public improvements.

C. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. All application review fees shall be paid in full.

2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project site. Therefore, the Applicant shall pay a Recreation Fee for the one (1) new lot, as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for the single family dwelling to be constructed on the new lot, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of this resolution which is $4,500.

D. The following are general conditions which shall be fulfilled:

1. A copy of this Resolution shall be attached to the Certificate of Occupancy.

2. The Applicant shall be responsible for the payment of all application review costs incurred by the City in it is review and approval of this project. Such fees

shall be paid by the Applicants withing thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30 day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

3. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

4. Vegetation shown on the Subdivision Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

5. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

6. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

7. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are

subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

9. Failure to adhere to the conditions set forth in this Resolution and/or the approved plans and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or plans approved herein.

10. As used herein, the term "Applicant" shall include Catherine Street Properties, LLC and its successors and assigns, and where applicable, its agents, contractors and employees.

11. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

12. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: November 12, 2025
Beacon, New York

_____

John Gunn, Chairman
City of Beacon Planning Board

11/12, 2025
Date

Motion by Mr. Byrne, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting EXCUSED
Karen Quiana	Voting EXCUSED	John Gunn, Chairman	Voting AYE
James Vermeulen	Voting AYE		

Resolution: Approved 5-0
~~Denied~~

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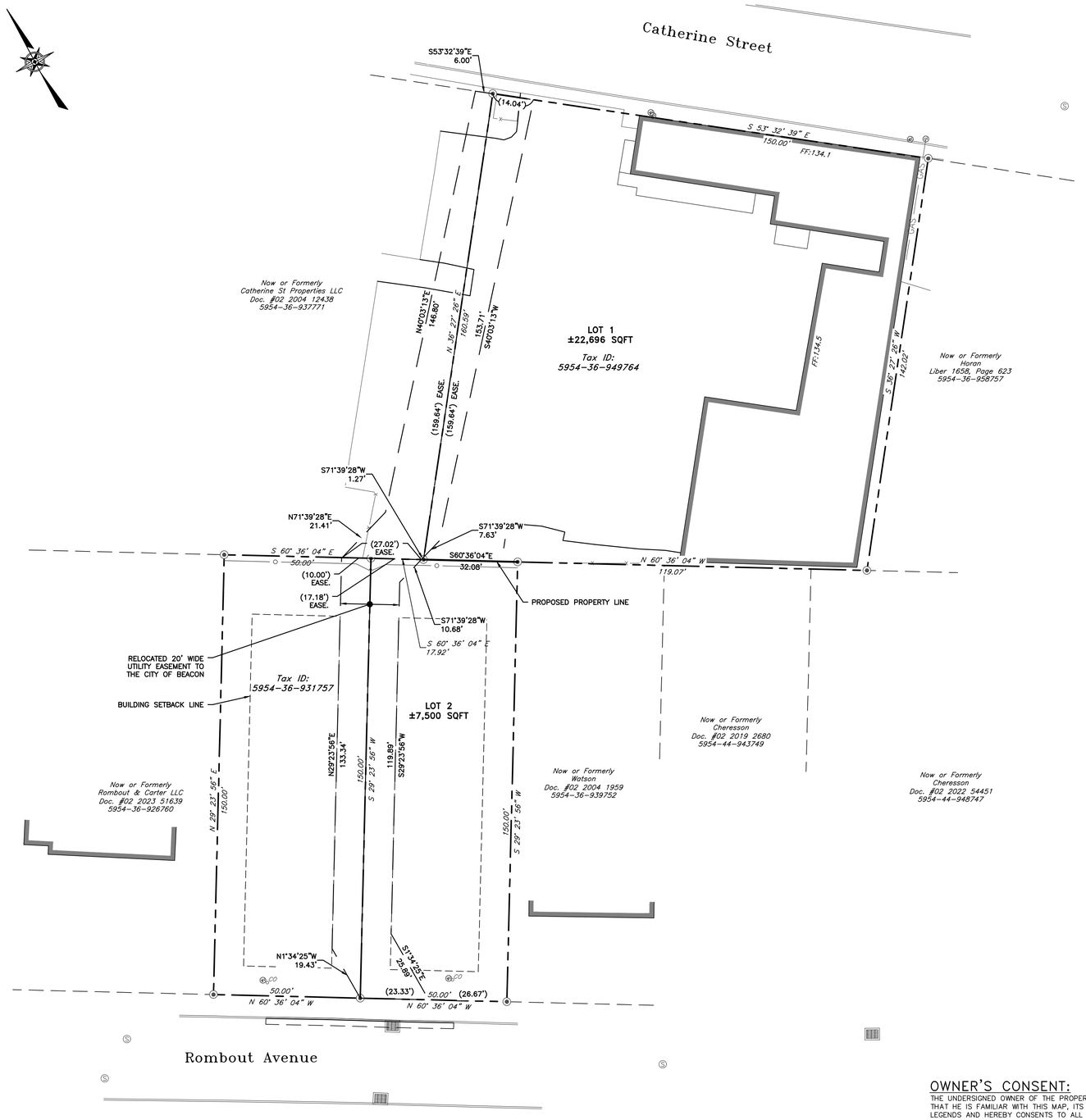


LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- CRL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE 5954-36-949764:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±30,196 SQFT	±22,696 SQFT	±7,500 SQFT
LOT WIDTH:	50 FEET MINIMUM	50 FEET	±150 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM		±142 FEET	±150 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	10 FEET MINIMUM	±0.0 FEET(1)	±0.0 FEET(1)	±32 FEET
SIDE YARD:	10 FEET MINIMUM	±2.8 FEET(1)	±2.8 FEET(1)	±10.0 FEET
REAR YARD:	20 FEET MINIMUM	±1.0 FEET(1)	±1.0 FEET(1)	±68 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	±23.7%	±31.5%	±20%

(1) EXISTING NON-CONFORMING

MAP REFERENCE:

BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR CATHERINE STREET PROPERTIES LLC" PREPARED BY BRENDAN JOHNSON, PLS, DATED JUNE 30, 2025.

TOTAL PARCEL AREA:

±30,196 SQFT OR 0.693 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 5954-36-949764, 937771 & 931757

1. THE ADJACENT TAX PARCELS 5954-36-937771 & 5954-36-931757 TO THE EAST OF THE SUBJECT PARCEL ARE NOT PART OF THE SUBDIVISION AS THERE ARE NO PROPOSED CHANGES TO SAID LOTS.
2. THE AFOREMENTIONED LOTSARE INVOLVED DUE TO THE PROPOSED UTILITY EASEMENT.

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:

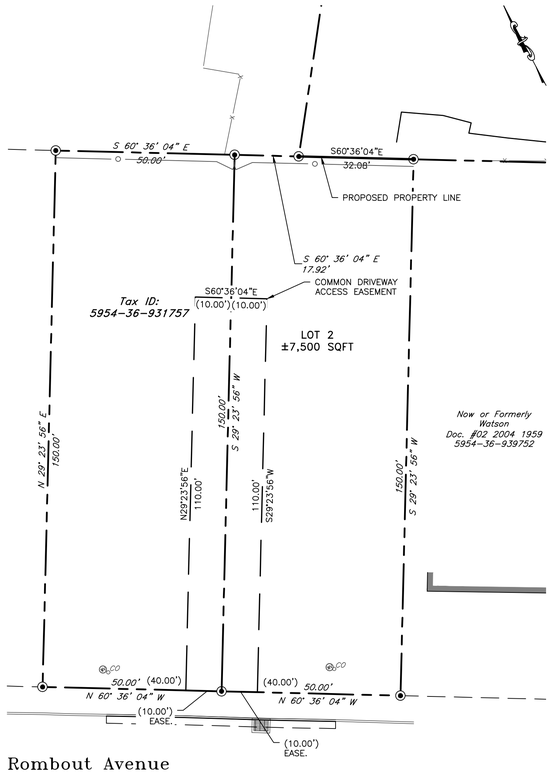
THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

UTILITY EASEMENT TO CITY OF BEACON NOTE:

1. UTILITY EASEMENT OVER LOT 1, LOT 2, TAX ID: 5954-36-931757 AND TAX ID: 5954-36-937771 TO BENEFIT CITY OF BEACON FOR OPERATION AND MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM FROM ROMBOUT AVENUE TO CATHERINE STREET.
2. NO STRUCTURES, POOLS, FENCING, TREES, BAY WINDOWS, ETC. SHALL BE CONSTRUCTED OR PLANTED WITHIN THE PROPOSED DRAINAGE EASEMENT.

COMMON DRIVEWAY ACCESS EASEMENT NOTES:

ACCESS EASEMENT OVER LOT 2 AND TAX ID: 5954-36-931757 FOR LOT 2 DRIVEWAY ACCESS OVER TAX ID: 5954-36-931757, AND TAX ID: 5954-36-931757 DRIVEWAY ACCESS OVER LOT 2.



COMMON DRIVEWAY ACCESS EASEMENT
SCALE: 1" = 20'

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
CATHERINE STREET PROPERTIES, LLC. DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 16, 2025.

BY: _____
BRENDAN JOHNSON, PLS *N.Y. State Lic. no. 050919*

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
2	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
3	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
4	11/25/25	FOR FINAL REVIEW	CMB				
5	1/30/26	PER CITY ENGINEER COMMENTS	MAB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

SUBDIVISION PLAT

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	PL-1
SHEET:	1 OF 1

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

Title:

Resolution No. 28 - Appointing Caryn Morales to the Board of Assessment Review

ATTACHMENTS

Resolution Approving the Appointment of Caryn Morales to the Board of Assessment Review

Caryn Morales Committee Application

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 28 OF 2026

APPROVING THE APPOINTMENT OF
CARYN MORALES TO THE BOARD OF ASSESSMENT REVIEW

WHEREAS, there is currently a vacancy on the City of Beacon Board of Assessment Review; and

WHEREAS, Caryn Morales submitted application materials to serve on the Board of Assessment Review and is recommended for appointment to such by Mayor Kyriacou; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Caryn Morales to the Board of Assessment Review.

Resolution No. 28 of 2026		**Date: March 2, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant	**x**				
x		**Lastar Gorton**	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
	x	**Carolyn Glauda**	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Committee Application

Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name: Caryn Morales

Address: [redacted]

Phone Number: [redacted]

Alternate Phone:

Email Address: [redacted]

Committee You are Interested In

- [x] Board of Assessment Review
- [ ] Board of Ethics
- [ ] Conservation Advisory Committee
- [ ] Emergency Management Committee
- [ ] Human Relations Commission
- [ ] Planning Board
- [ ] Recreation Committee
- [ ] Traffic Safety Committee
- [ ] Zoning Board of Appeals
- [ ] Any of the above
- [ ] Other

Available number of Hours per week (for Committee work): 10

Occupation: Self Employed

Employer: Knot too Shabby

Work Address: [redacted]

Work Phone: [redacted]

Interest & Skills: Travel, Health/Wellness, Reading

Areas of Expertise (business & civic): Data analysis, Communication, Volunteer, Non for Profit Board, Fundraising

Reference

Reference Name: [redacted]

Address: [redacted]

Phone: [redacted]

Email Address: [redacted]

Relationship: [redacted]

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Cheryl A Morales Date: 2/26/26

Title:

Resolution No. 29 - Appointing Burgess Malarkey to the Board of Assessment Review

ATTACHMENTS

Resolution Approving the Appointment of Burgess Malarkey to the Board of Assessment Review

Burgess Malarkey Committee Application

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 29 OF 2026

APPROVING THE APPOINTMENT OF
BURGESS MALARKEY TO THE BOARD OF ASSESSMENT REVIEW

WHEREAS, there is currently a vacancy on the City of Beacon Board of Assessment Review; and

WHEREAS, Burgess Malarkey submitted application materials to serve on the Board of Assessment Review and is recommended for appointment to such by Mayor Kyriacou; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Burgess Malarkey to the Board of Assessment Review.

Resolution No. 29 of 2026		**Date: March 2, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant	**x**				
x		**Lastar Gorton**	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
	x	**Carolyn Glauda**	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Committee Application

Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name	**Burgess Malarkey**
Address	[redacted]
Phone Number	[redacted]
Alternate Phone	
Email Address	[redacted]

Committee You are Interested In

- [x] Board of Assessment Review
- [ ] Board of Ethics
- [ ] Conservation Advisory Committee
- [ ] Emergency Management Committee
- [ ] Human Relations Commission
- [ ] Planning Board
- [ ] Recreation Committee
- [ ] Traffic Safety Committee
- [ ] Zoning Board of Appeals
- [ ] Any of the above
- [ ] Other

Available number of Hours per week (for Committee work)	**TBD**
Occupation	**Retired**
Employer	**STV, Turner Construction, Skanska USA**
Work Address	
Work Phone	

Interest & Skills	home and garden, tennis, skiing, literature
Areas of Expertise (business & civic)	Construction cost control; estimating, project management

---

Reference

Reference Name	[redacted]
Address	[redacted]
Phone	[redacted]
Email Address	[redacted]
Relationship	[redacted]

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Burgess Malarkey Date: 2/13/26

Title:

Resolution No. 30 - Accepting a Drainage Easement at 105-107 Catherine Street

ATTACHMENTS

Resolution Accepting a Drainage Easement at 105-107 Catherine Street

Keane & Beane, P.C. Memorandum Regarding 105-107 Catherine Street Drainage Easement

105-107 Catherine Street Drainage Easement Planning Board Resolution

105-107 Catherine Street Subdivision Plat 105

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 30 OF 2026

ACCEPTING A DRAINAGE EASEMENT AT 105-107 CATHERINE STREET

WHEREAS, Catherine Street Properties, LLC ("Applicant") obtained approval from the City of Beacon Planning Board on November 12, 2025, for a two-lot subdivision at its property located at 105-107 Catherine Street, shown as "Lot 1" and "Lot 2" on the approved Subdivision Plat ("Subdivided Lots"); and

WHEREAS, the Applicant owns two additional adjacent lots, 107 Catherine Street (Parcel ID 5954-36-937771) and an unimproved lot fronting Rombout Avenue (Parcel ID 5954-36-931757) ("Additional Lots"); and

WHEREAS, an existing 30-inch subsurface municipal stormwater pipe transverses the Applicant's Subdivided Lots and Additional Lots (collectively, the "Property") and the Applicant proposes to relocate a portion of the stormwater pipe to be outside of the Lot 2 building envelope; and

WHEREAS, pursuant to the subdivision approval, the Applicant has offered to convey to the City of Beacon a permanent drainage easement in, on, under and through the Property for the purposes of the City's operation, maintenance, repair, reconstruction, replacement and inspection of the municipal stormwater infrastructure located on the Property; and

WHEREAS, the Applicant submitted a Drainage Easement which grants the City of Beacon a permanent easement in, on, under and through the Property for the purposes of accessing, maintaining, replacing, repairing and inspecting pipes, conduits and related appurtenances for the transportation and disposal of surface, storm or ground water.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby authorizes the Mayor and/or City Administrator to sign the Drainage Easement for said purposes, along with all documents as may be necessary for the recording of such document, subject to review and approval by the City Attorney and City Engineer.

Resolution No. 30 of 2026		**Date: March 2, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant	**x**				
		Lastar Gorton	**x**				
x		**Zack Smith**	**x**				
	x	**Sergei Krasikov**	**x**				
		Carolyn Bennett Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  Suite 810
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Lee Lyriacou and Members of Beacon City Council**

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

RE: **105-107 Catherine Street - Drainage Easement to City of Beacon**

DATE: **February 26, 2026**

On November 12, 2025, the Planning Board approved a two-lot subdivision at property located at 105-107 Catherine Street. During review of the application, it was noted that a 30-inch subsurface municipal stormwater pipe traverses the property extending from Catherine Street to Rombout Street. No existing easement was located for this infrastructure.

Accordingly, as part of the subdivision process the property owner has offered to convey to the City of Beacon an easement to formalize the City's right of access to operate, maintain, repair, reconstruct, replace and inspect the municipal stormwater pipe located on private property. In addition, to eliminate conflicts with the proposed construction of two single-family dwellings on Rombout Street the property owner will shift the location of a portion of the stormwater pipe so that it travels along the property line of the two single-family lots, rather than through the building envelope of one of the proposed homes. A performance guaranty and maintenance guaranty will be required to be posted by the property to ensure the work to the stormwater pipe is completed properly and without defects in workmanship. The location of the proposed easement is shown on the approved Subdivision Plat which is provided for your reference.

A draft of the easement, prepared by the property owner's attorney and reviewed by our office, is provided for your review. If acceptable, a resolution has been prepared to accept the easement and authorize the City Administrator to sign the easement and related recording forms to allow the easement to be recorded by the property owner in the Dutchess County Clerk's Office.

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR 105-107 CATHERINE STREET

PARCEL No. 5954-36-949764

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Catherine Street Properties, LLC (the "Applicant"), for a two-lot subdivision (the "Project" or "Proposed Action") on a 30,187 +/- square foot or 0.693 acre parcel, located at 105-107 Catherine Street and also fronting Rombout Avenue to the south, designated on the Tax Map of the City of Beacon as **Parcel ID# 5954-36-949764** in the R1-5 Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide the Property into two lots, with proposed Lot 1 being 22,696 +/- square feet or 0.521 acres in size and proposed Lot 2 being 7,500 +/- square feet or 0.172 acres in size, to allow for the construction of one new single-family detached dwelling on Lot 2, an otherwise vacant portion of the property currently being utilized for equipment and materials storage; and

WHEREAS, a single-family detached dwelling is a permitted principal use in the R1-5 Zoning District pursuant to City of Beacon Code § 223-17(C) (Schedule of Use Regulations); and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code § 195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form, Inflow and Investigation Report and other documents submitted to the Planning Board; and

WHEREAS, the subdivision is shown on a plan entitled "Preliminary Subdivision Plat – 105 Catherine Street Subdivision," dated July 29, 2025, last revised October 28, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, and a plan set entitled "105 Catherine Street Subdivision Plan," Sheets 1-6, dated July 29, 2025, last revised on October 28, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
1	*Cover Sheet (CV-1)*
2	*Existing Conditions Plan (XC-1)*
3	*Subdivision Plan (SP-1)*
4	*Erosion & Sediment Control Plan (ESC-1)*
5	*Construction Details (CD-1); and*
6	*Construction Details (CD-2);* and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings on August 12, 2025, September 9, 2025, October 15, 2025 and November 12, 2025; and

WHEREAS, on September 9, 2025, the Planning Board, after conducting an uncoordinated SEQRA review, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the Short Environmental Assessment Form ("SEAF") and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on September 9, 2025, the Planning Board opened a duly noticed public hearing on the Subdivision with such hearing being continued on October 15, 2025, during which time all those interested were given an opportunity to be heard, and the Planning Board closed the Subdivision public hearing on October 15, 2025; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials and Subdivision Plans relative to all applicable provisions of the City Code.

NOW THEREFORE BE IT RESOLVED, that the Planning Board, pursuant to its authority to make individualized off-street parking in City of Beacon Code § 223-26(D)(2) hereby determines, based on application review and the context of the property, that the appropriate number of off-street parking spaces to be provided for Lot 1 is 33 and for Lot 2 is 2 spaces, which shall each be the required number of off-street parking spaces for the existing uses on Lot 1 consisting of seven residential apartments and an existing auto repair shop, and for the proposed single family use on Lot 2.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval, as shown on the application materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. Prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board, the following conditions shall be fulfilled:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Proposed Action, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated November 2, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated November 10, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The proposed relocated utility Easement to the City of Beacon shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. A proposed easement agreement corresponding with such notation on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, and a copy of the recorded document submitted to the City Building Department and the City Clerk.

6. The proposed common parking/driveway facility easement shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. A proposed easement agreement corresponding with such notation on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, and a copy of the recorded document submitted to the City Building Department.

When the conditions above have been satisfied, six (6) sets of the above referenced plans, revised per the conditions above, shall be submitted for enforcement by the Planning Board

Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Pursuant to City Code § 195-16E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent to 6% of the amount of the estimated construction cost.

2. The Applicant shall establish an escrow with the City of Beacon for stormwater inspections by the City Engineer on behalf of the City of Beacon.

3. Pursuant to City Code § 195-15, the Applicant shall post a performance guaranty with the City of Beacon, in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant, to guarantee the satisfactory construction, installation, and completion of all public improvements.

C. Prior to the Issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. All application review fees shall be paid in full.

2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project site. Therefore, the Applicant shall pay a Recreation Fee for the one (1) new lot, as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for the single family dwelling to be constructed on the new lot, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of this resolution which is $4,500.

D. The following are general conditions which shall be fulfilled:

1. A copy of this Resolution shall be attached to the Certificate of Occupancy.

2. The Applicant shall be responsible for the payment of all application review costs incurred by the City in it is review and approval of this project. Such fees

shall be paid by the Applicants withing thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30 day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

3. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

4. Vegetation shown on the Subdivision Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

5. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

6. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

7. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are

subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

9. Failure to adhere to the conditions set forth in this Resolution and/or the approved plans and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or plans approved herein.

10. As used herein, the term "Applicant" shall include Catherine Street Properties, LLC and its successors and assigns, and where applicable, its agents, contractors and employees.

11. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

12. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: November 12, 2025
Beacon, New York

_____

John Gunn, Chairman
City of Beacon Planning Board

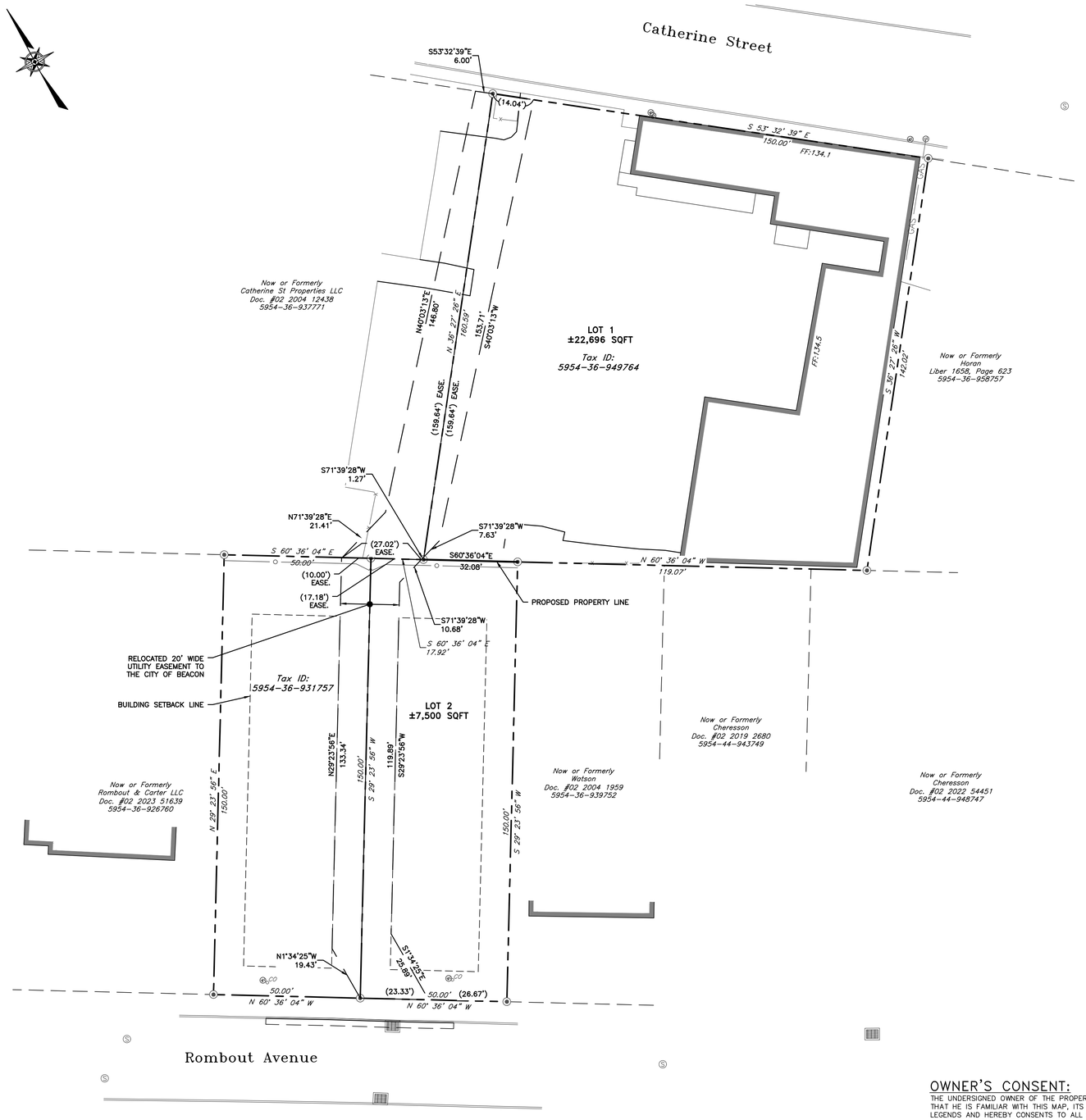
11/12, 2025
Date

Motion by Mr. Byrne, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting EXCUSED
Karen Quiana	Voting EXCUSED	John Gunn, Chairman	Voting AYE
James Vermeulen	Voting AYE		

Resolution: Approved 5-0
~~Denied~~

Doc not in DMS



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- CRL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE 5954-36-949764:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±30,196 SQFT	±22,696 SQFT	±7,500 SQFT
LOT WIDTH:	50 FEET MINIMUM	50 FEET	±150 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM		±142 FEET	±150 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	10 FEET MINIMUM	±0.0 FEET(1)	±0.0 FEET(1)	±32 FEET
SIDE YARD:	10 FEET MINIMUM	±2.8 FEET(1)	±2.8 FEET(1)	±10.0 FEET
REAR YARD:	20 FEET MINIMUM	±1.0 FEET(1)	±1.0 FEET(1)	±68 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	±23.7%	±31.5%	±20%

(1) EXISTING NON-CONFORMING

MAP REFERENCE:

BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR CATHERINE STREET PROPERTIES LLC" PREPARED BY BRENDAN JOHNSON, PLS, DATED JUNE 30, 2025.

TOTAL PARCEL AREA:

±30,196 SQFT OR 0.693 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 5954-36-949764, 937771 & 931757

1. THE ADJACENT TAX PARCELS 5954-36-937771 & 5954-36-931757 TO THE EAST OF THE SUBJECT PARCEL ARE NOT PART OF THE SUBDIVISION AS THERE ARE NO PROPOSED CHANGES TO SAID LOTS.
2. THE AFOREMENTIONED LOTSARE INVOLVED DUE TO THE PROPOSED UTILITY EASEMENT.

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:

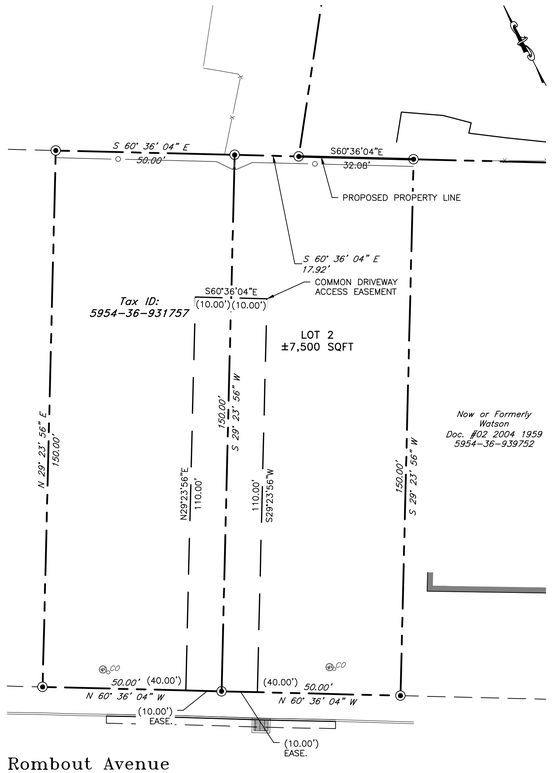
THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

UTILITY EASEMENT TO CITY OF BEACON NOTE:

1. UTILITY EASEMENT OVER LOT 1, LOT 2, TAX ID: 5954-36-931757 AND TAX ID: 5954-36-937771 TO BENEFIT CITY OF BEACON FOR OPERATION AND MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM FROM ROMBOUT AVENUE TO CATHERINE STREET.
2. NO STRUCTURES, POOLS, FENCING, TREES, BAY WINDOWS, ETC. SHALL BE CONSTRUCTED OR PLANTED WITHIN THE PROPOSED DRAINAGE EASEMENT.

COMMON DRIVEWAY ACCESS EASEMENT NOTES:

ACCESS EASEMENT OVER LOT 2 AND TAX ID: 5954-36-931757 FOR LOT 2 DRIVEWAY ACCESS OVER TAX ID: 5954-36-931757, AND TAX ID: 5954-36-931757 DRIVEWAY ACCESS OVER LOT 2.



COMMON DRIVEWAY ACCESS EASEMENT
SCALE: 1" = 20'

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
CATHERINE STREET PROPERTIES, LLC. DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 16, 2025.

BY: _____
BRENDAN JOHNSON, PLS *N.Y. State Lic. no. 050919*

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
2	9/30/25	PER PLANNING BOARD COMMENTS	CMB				
3	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
4	11/25/25	FOR FINAL REVIEW	CMB				
5	1/30/26	PER CITY ENGINEER COMMENTS	MAB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

SUBDIVISION PLAT

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	PL-1
SHEET:	1 OF 1

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

Title:

Resolution No. 31 - Setting a Public Hearing and Directing Notification to Property Owners Concerning HDLO Nominations

ATTACHMENTS

Resolution Setting a Public Hearing and Directing Notification to Property Owners Concerning HDLO Nominations

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 31 OF 2026

SETTING A PUBLIC HEARING AND DIRECTING NOTIFICATION TO PROPERTY OWNERS CONCERNING PROPOSED HISTORIC PROPERTY NOMINATIONS PURSUANT TO THE BEACON HISTORIC DISTRICT LANDMARK OVERLAY LAW

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby schedules a public hearing to receive comments concerning the proposed nominations of certain buildings to be included within the City's Historic District and Landmark Overlay zone ("HDLO"), as listed on the attached document entitled "Historic Properties Nomination List," for April 6, 2026, at or about 7:00 p.m. at City Hall, 1 Municipal Plaza, Beacon, NY 12508, and at which time all those in attendance wishing to be heard on the proposed historic nominations of certain building pursuant to Beacon City Code Chapter 134 will be able to do so; and

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby directs the City Clerk to transmit notices to the owners of the affected properties, as shown on the assessment roll, via regular First-Class Mail and Certified Mail, and such notice shall include a copy of this Resolution, a description of the property proposed, and a copy of the nomination form annexed hereto; and

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby directs the City Clerk to transmit a copy of this Resolution, including the Historic Properties Nomination List annexed hereto, to the City of Beacon Building Department as no building permit(s) for exterior work which would impact the historic or aesthetic appearance may be issued for such buildings pursuant Beacon City Code § 134-4(C) until the City Council has rendered its decision.

Resolution No. 31 of 2026		**Date: March 2, 2026**					
□ **Amendments**					□ **2/3 Required**		
□ **On roll call**					□ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Lastar Gorton**	**x**				
		Zack Smith	**x**				
		Sergei Krasikov	**x**				
		Carolyn Glauda	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

Historic District and Landmark Overlay (HDLO) Zone - Proposed HDLO Nominations 2026

#	Address	Parcel Number	Property Owner
1.	11 Digger Phelps Ct	5954-27-843954	Jonathan Bailey & Gemma Simon, 11 Digger Phelps Ct, Beacon, NY 12508
2.	9 Mattie Cooper Sq	5954-27-853946	Erich and Hattie C Hess, 9 Mattie Cooper Sq, Beacon, NY 12508
3.	11 N. Elm Street	5954-27-858938	Joshua Fox, 11 N Elm St, Beacon, NY 12508
4.	4 N. Elm Street	5954-27-864924	Christopher and Danielle Broas, 4 N Elm St, Beacon, NY 12508
5.	17 Church Street	5954-27-873931	17 Church LLC, 40 North St, Beacon, NY 12508
6.	27 Church Street	5954-28-897918	Christopher D. and Babette J. Brown, 27 Church St, Beacon, NY 12508
7.	159 Fishkill Ave	6054-29-024827	Kimberly L. Garcia, 159 Fishkill Ave, Beacon, NY 12508
8.	189 Fishkill Ave	6054-29-047864	Emily De Cordova, 189 Fishkill Ave, Beacon, NY 12508
9.	194 Fishkill Ave	6054-29-062856	Jessica Jelliffe, 194 Fishkill Ave, Beacon, NY 12508
10.	331 Verplank Ave	6054-29-056850	Beacon Hebrew Alliance, 55 Fishkill Ave, Beacon, NY 12508
11.	26 S. Chestnut St	5954-36-926817	St Rocco Society, 26 S Chestnut St, Beacon, NY 12508
12.	11 Commerce St	5954-27-771935	Jianmao Deng, 54 Skagit Ky, Bellevue, WA 98006
13.	20 South Ave	5954-27-753929	Barbara J. Sims, 5 Kitteridge Pl, Beacon, NY 12508
14.	22 South Ave	5954-26-750920	Shirish M. Chitanvis, 22 South Ave, Beacon, NY 12508
15.	26 South Ave	5954-26-745908	Matthew Yarnis, 26 South Ave, NY, 12508
16.	30 South Ave	5954-26-743898	Matthew R Healey, 255 W 90th St, Apt 5C, New York, NY 10024
17.	900 Wolcott Ave	6054-37-004630	BPOE, 900 Wolcott Ave, Beacon, NY 12508

Title:

February 17, 2026 Minutes

ATTACHMENTS

February 17, 2026 Minutes

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

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

February 17, 2026
7:00 PM
Draft
City Council
Minutes

Regular Meeting

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

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

Councilmembers Present
Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Christopher White, City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Honoring of Dennis P. Lahey for 51 years of service as a Volunteer Firefighter

Public Comment

Public Hearings

Public Hearing for the 2026 Community Development Block Grant Program

Motion to close the public hearing by Councilmember Grant.
Second by Councilmember Wake.
Motion passes 7 – 0.

Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping

Motion to close the public hearing by Councilmember Grant.
Second by Councilmember Gorton.
Motion passes 7 – 0.

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

Motion to close the public hearing by Councilmember Smith.
Second by Councilmember Krasikov.
Motion passes 7 – 0.

Workshop

2025 Length of Service Award Program (LOSAP) Contributions

2026 Community Development Block Grant Program

Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

City Council Priorities

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 24 - Approving 2025 Length of Service Award Program (LOSAP) Contributions

   Motion to adopt the resolution by Councilmember Grant.
   Second by Councilmember Gorton.
   Motion passes 7 – 0.

2. Resolution No. 25 - Authorizing an Application for 2026 Community Development Block Grant Funding

   Motion to adopt the resolution by Councilmember Smith.
   Second by Councilmember Krasikov.
   Motion passes 7 – 0.

3. Resolution No. 26 - Adopting Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping

   Motion to adopt the resolution by Councilmember Glauda.
   Second by Councilmember Gorton.
   Motion passes 7 – 0.

4. Resolution No. 27 - Adopting Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

   Motion to adopt the resolution by Councilmember Gorton.
   Second by Councilmember Grant.
   Motion passes 7 – 0.

Approval of Minutes

1. February 2, 2026 Minutes

   Motion to approve the minutes by Councilmember Smith.
   Second by Councilmember Wake.
   Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: March 2, 2026 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Grant.
Second by Councilmember Smith.
Motion passes 7 - 0.