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

July 6, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Swearing in of Benjamin Swanson to the Position of City Administrator

Public Comment

Public Hearings

Public Hearing for a Proposed Franchise Agreement with Verizon New York Inc.

Reports: Mayor, City Council, and City Administrator

Workshop

Appointment of Elizabeth Clough to the Position of Senior Account Clerk Typist
Discussion of Potential Amendments to the Fishkill Creek District
Proposed HDLO Nominations
Proposed 2027-2031 Capital Program
Proposed Amendments to the 2026 Budget

Local Laws and Resolutions

1. Resolution No. 53 - Appointing Elizabeth Clough to the Position of Senior Account Clerk Typist
2. Resolution No. 54 - Designating Certain Properties as a Historic Landmark
3. Resolution No. 55 - Designating Certain Properties as a Historic Landmark
4. Resolution No. 56 - Removing Certain Properties from Nominations as a Historic Landmark
5. Resolution No. 57 - Adopting the 2027-2031 Capital Program

6. Resolution No. 58 - Approving Amendments to the 2026 Budget

Approval of Minutes

1. June 15, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: July 20, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
07/06/2026

Title:

Swearing in of Benjamin Swanson to the Position of City Administrator

ATTACHMENTS

City of Beacon City Council Agenda
07/06/2026

Title:

Public Hearing for a Proposed Franchise Agreement with Verizon New York Inc.

ATTACHMENTS

Keane & Beane P.C. Memorandum Regarding a Proposed Franchise Agreement with Verizon New York Inc.

Proposed Franchise Agreement with Verizon New York Inc.

Verizon of New York Inc. - Cover Letter to City of Beacon

Verizon of New York Inc. - Application for Proposed Cable Franchise Agreement

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MEMORANDUM

TO: **Lee Kyriacou, Mayor**
Members of the City Council

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

RE: **Verizon of New York: Proposed Cable Franchise Agreement**

DATE: **May 27, 2026**

The City of Beacon has received a proposal from Verizon New York, Inc. ("Verizon") for a new cable franchise agreement, as required by the 47 U.S.C. § 541 of the Federal Telecommunications Act and the regulations of the NYS Public Service Commission ("PSC") pursuant to 16 NYCRR Part 894. This memorandum will briefly outline the procedure to enter into a new cable franchise agreement and discuss what issues can and cannot be negotiated in a cable franchise agreement.

Our office is reviewing the draft agreement and will work with the City Administration on suggested edits to the agreement, which will be discussed in further detail at a work session this summer and before consideration of final action.

I. Federal and State Regulatory Scheme for Cable Services

Cable Franchise Agreements are subject to regulation under the Federal Telecommunications Act (47 U.S.C. § 541 et seq), and Article 11 of the New York Public Service Law. The Federal Telecommunications Act restricts what a municipality may and may not require in a cable franchise agreement and the Regulations of the NYS PSC also have requirements. The application process is governed by 47 U.S.C. § 541 and 16 NYCRR Part 894.5 through 894.8. The City currently has one cable franchise agreement with Cablevision of Wappingers Falls (i.e., Optimum), which was renewed in 2025. The proposal from Verizon, if approved, would add an additional provider of cable services for residents.

II. Application Procedure

1. Verizon currently offers non-cable services through its fiber-optics facilities to residents. This service is presently available to more than 60% of households and businesses in the City. The proposed franchise will encompass the entire City.

2. Verizon sent a draft agreement to our office for review. The draft agreement provides an initial 5-year term, which is shorter than the existing franchise agreement but not uncommon for new franchisees. Our office will be suggesting changes to the initial draft agreement from Verizon.

3. Schedule and Hold a Public Hearing. To assist the City in negotiating the cable franchise agreement, there needs to be a public hearing published at least three (3) weeks before the date of the hearing. Beacon City Charter § 2.11. The public hearing should obtain comments from the public to determine:

    i. identifying the future cable-related community needs and interests, considering the costs of meeting such needs and interests; and

    ii. reviewing the potential performance of the cable television company; and

    iii. the potential quality of the operator's service, including signal quality, response to consumer complaints, billing practices, and overall service in light of community needs.

    iv. A copy of the application and draft agreement must be made available by the City Clerk for public inspection, upon request.

4. Approval of a New Franchise.

    i. 16 NYCRR § 894.6 provides that the City "shall use due diligence to investigate and assess the technical ability, financial condition, and character of every applicant and, in particular, to ascertain the operating record and reputation" of the applicant.

    ii. As there is only one cable provider in Beacon. As such, the City cannot "unreasonably refuse to award an additional competitive franchise" to Verizon. 47 U.S.C. §541(a)(1); *see also* 16 NYCRR § 894.8(a).

    iii. The City cannot grant Verizon a cable franchise with terms which are more favorable or less burdensome than are presently agreed upon with the existing franchisee.

    iv. After closing the public hearing, the Council can vote whether to approve the franchise agreement. The decision to award or deny the application must be made by the Council within a period of six (6) months from the closing of the public hearing. 16 NYCRR § 894.8(b).

    v. Unless there has been an "egregious" failure by the prospective franchisee to show it is capable of providing adequate services to residents, the Council should approve the negotiated franchise

agreement. A detailed record must be made if the Council contemplates a denial of the franchise agreement. If the application is denied, the City Council shall "include in the resolution the reasons for the denial." 16 NYCRR § 894.8(d).

5. Filing for a Certificate of Confirmation.

   i. Once the Council approves the franchise agreement, the franchisee then files a request with the NYS Public Service Commission for a Certificate of Confirmation.

   ii. The term of the cable franchise agreement begins when the PSC issues a Certificate of Confirmation.

III. Areas Not Subject to Regulation under Franchise Agreement

1. Frequent comment at public hearings on cable franchise agreements deal with subjects that are beyond the scope of the franchise agreement, for example:

   Comment: The City's existing franchisee, Cablevision (i.e., Optimum) will lose business and may discontinue service.

   Response: The City cannot deny a new franchise agreement based upon increased competition alone. In fact, the Federal Telecommunications Act and State regulations expressly state that a municipality "may not unreasonably refuse to award an additional competitive franchise." Moreover, the existing franchise agreement expressly contemplates another cable service provider seeking a franchise in the City.

   Comment: The cost of cable is outrageous; the City needs to force Verizon and/or Optimum (i.e., Cablevision) to reduce prices.

   Response: Under the Federal Telecommunications Act, the City may only regulate the basic cable package, which is the rebroadcast of local television stations, if the City is granted a certificate by the Federal Communications Commission to adopt rate schedules. 47 U.S.C. § 543. As few subscribers have the basic cable package, it is not cost effective for the City to regulate basic cable packages.

   Comment: I don't get a particular cable channel; the City should require that the channel be provided.

Response: the City cannot require the franchisee to provide certain cable television channels or programming.

2. Matters not pertaining to cable service such as telephone or internet service cannot be regulated under the cable franchise agreement.

IV. Negotiable Provisions of a Franchise Agreement.

Under State and Federal Law, the City may negotiate the following provisions contained within a cable franchise agreement:

1. Franchise Fee – Under Federal Law, the City is entitled to a maximum of five (5%) percent of the "gross revenues" the franchisee derives from subscribers and non-subscribers. As such, the definition of "gross revenues" is a significant aspect of the agreement. If the definition of "gross revenues" is too narrow in scope the City may lose out on revenues, if it is too broad or open to interpretation, the City may similarly lose out on revenues for failing to adequately define the sources of revenue. For reference, the City currently imposes the maximum 5% of "gross revenues" in the existing agreement.

V. Please Note the Following:

1. Under Federal law, the franchisee is entitled to pass the franchise fee along to customers.

2. Under Federal law, the term franchise fee can be listed on the bill delivered to customers as a line item.

3. Under Federal law, the franchisee may deduct the amount it pays to the City to provide operation support for PEG access from the franchise fee.

4. The franchisee may offset the amount payable under the franchise fee from the special franchise tax it pays on the value of its physical equipment within the City's right-of-way.

5. Streaming apps provided through the cable box are subject to the cable franchise fee.

6. Advertising revenue can be included within gross revenue.

7. Telephone service and internet service are not cable services so they are not included within the definition of gross revenue.

8. The franchise agreement may require a cable operator to carry channels for public access, education (school district), and government (boards) (PEG). Currently Cablevision is providing a government channel. The cable

agreement may also provide PEG grant funding for the acquisition of capital equipment used to broadcast board meetings on the Government Channel.

9. The City may require the franchisee to provide free services to public buildings and schools. This already occurs per the existing franchise agreement, and Verizon will similarly be required to do so.

10. The franchise agreement can impose right-of-way management and safety rules.

11. Consumer protection regulations if they are not inconsistent with State and Federal laws.

12. Accountability standards and procedures to ensure the terms of the franchise agreement are being met.

cc:

Cable Franchise Agreement

by and between

the City of Beacon

and

Verizon New York Inc.

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EXHIBITS

Exhibit A: Franchise Area

Exhibit B: Municipal Buildings to be Provided Cable Service Subject to Section 3.3

THIS CABLE FRANCHISE AGREEMENT (the "Franchise" or "Agreement") is entered into by and between the City of Beacon, a validly organized and existing political subdivision of the State of New York (the "Local Franchising Authority" or "LFA") and Verizon New York Inc., a corporation duly organized under the applicable laws of the State of New York (the "Franchisee").

WHEREAS, the LFA wishes to grant Franchisee a nonexclusive franchise to construct, install, maintain, extend and operate a cable system in the Franchise Area as designated in this Franchise;

WHEREAS, the LFA is a "franchising authority" in accordance with Title VI of the Communications Act, (*see* 47 U.S.C. §522(10)) and is authorized to grant one or more nonexclusive cable franchises pursuant to Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended;

WHEREAS, Franchisee has upgraded its telecommunications and information services network through the installation of a Fiber to the Premise Telecommunications Network ("FTTP Network") in the Franchise Area which transmits the Non-Cable Services pursuant to authority granted by Section 27 of the New York Transportation Corporations Law, as amended, and Title II of the Communications Act, which Non-Cable Services are not subject to the Cable Law or Title VI of the Communications Act;

WHEREAS, the FTTP Network occupies the Public Rights-of-Way within the LFA, and Franchisee desires to use portions of the FTTP Network to provide Cable Services (as hereinafter defined) in the Franchise Area;

WHEREAS, the LFA has identified the future cable-related needs and interests of the LFA and its community, has considered and approved the financial, technical and legal qualifications of Franchisee, and has determined that Franchisee's plans for its Cable System are adequate and feasible in a full public proceeding affording due process to all parties;

WHEREAS, the LFA has found Franchisee to be financially, technically and legally qualified to operate the Cable System;

WHEREAS, the LFA has determined that in accordance with the provisions of the Cable Law, this Franchise complies with NY PSC's franchise standards and the grant of a nonexclusive franchise to Franchisee is consistent with the public interest; and

WHEREAS, the LFA and Franchisee have reached agreement on the terms and conditions set forth herein and the parties have agreed to be bound by those terms and conditions.

NOW, THEREFORE, in consideration of the LFA's grant of a franchise to Franchisee, Franchisee's promise to provide Cable Service to residents of the Franchise Area pursuant to and consistent with the Cable Law (as hereinafter defined), pursuant to the terms and conditions set

forth herein, the promises and undertakings herein, and other good and valuable consideration, the receipt and the adequacy of which are hereby acknowledged,

THE SIGNATORIES DO HEREBY AGREE AS FOLLOWS:

1. DEFINITIONS

Except as otherwise provided herein, the definitions and word usages set forth in the Cable Law are incorporated herein and shall apply in this Agreement. In addition, the following definitions shall apply:

1.1. *Access Channel*: A video Channel, which Franchisee shall make available to the LFA without charge for Public, Educational, or Governmental noncommercial use for the transmission of video programming as directed by the LFA.

1.2. *Affiliate:* Any Person who, directly or indirectly, owns or controls, is owned or controlled by, or is under common ownership or control with, the Franchisee.

1.3. *Basic Service:* Any service tier, which includes the retransmission of local television broadcast signals as well as the PEG Access Channels required by this Franchise.

1.4. *Cable Law:* Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended, to the extent authorized under and consistent with federal law.

1.5. *Cable Service* or *Cable Services:* Shall be defined herein as it is defined under Section 602 of the Communications Act, 47 U.S.C. § 522(6), as amended.

1.6. *Cable System* or *System:* Shall be defined herein as it is defined under Section 602 of the Communications Act, 47 U.S.C. § 522(7), as amended.

1.7. *Channel:* Shall be defined herein as it is defined under Section 602 of the Communications Act, 47 U.S.C. § 522(4), as amended.

1.8. *Communications Act*: The Communications Act of 1934, as amended.

1.9. *Control:* The ability to exercise *de facto* or *de jure* control over day-to-day policies and operations or the management of Franchisee's affairs.

1.10. *Educational Access Channel*: An Access Channel available for noncommercial use solely by local public schools and public school districts in the Franchise Area and other not-for-profit educational institutions chartered or licensed by the New York State Department of Education or Board of Regents in the Franchise Area.

1.11. *FCC*: The United States Federal Communications Commission, or successor governmental entity thereto.

1.12. *Force Majeure*: An event or events reasonably beyond the ability of Franchisee to anticipate and control. This includes, but is not limited to, severe or unusual weather conditions, strikes, labor disturbances and disputes, war or act of war (whether an actual declaration of war is made or not), insurrection, riots, act of public enemy, incidences of terrorism, acts of vandalism, epidemics, actions or inactions of any government instrumentality or public utility including condemnation, accidents for which the Franchisee is not primarily responsible, fire, flood, or other acts of God, or work delays caused by waiting for utility providers to service or monitor utility poles to which Franchisee's FTTP Network is attached, and unavailability of materials and/or qualified labor to perform the work necessary.

1.13. *Franchise Area*: Those buildings within the incorporated area (entire existing territorial limits) of the LFA and such additional areas as may be annexed or acquired where, as of the Effective Date, Verizon has installed its FTTP Network and activated its FTTP Network terminals for service, as generally depicted in **Exhibit A**. The Franchise Area shall also include other buildings to the extent provided in the last sentence of Section 3.1 below.

1.14. *Franchisee:* Verizon New York Inc. and its lawful and permitted successors, assigns and transferees.

1.15. *Government Access Channel*: An Access Channel available for the sole noncommercial use of the LFA.

1.16. *Gross Revenue:* All revenue, as determined in accordance with generally accepted accounting principles, which is derived by Franchisee from the operation of the Cable System to provide Cable Service in the Franchise Area, subject to the following inclusions and exclusions.

1.17. 1.16.1. Gross Revenue includes, without limitation: all Subscriber and customer revenue earned or accrued net of bad debts including revenue for: (i) Basic Service; (ii) all fees charged to any Subscribers for any and all Cable Service provided by Franchisee over the Cable System in the Franchise Area, including without limitation Cable Service related program guides, the installation, disconnection or reconnection of Cable Service; revenue from late or delinquent charge fees; Cable Service related or repair calls; the provision of converters, remote controls, additional outlets and/or other Cable Service related Subscriber premises equipment, whether by lease or fee; (iii) revenue from the sale or lease of access channel(s) or channel capacity; (iv) video on demand Cable Service and pay-per-view Cable Service; (v) compensation received by Franchisee that is derived from the operation of Franchisee's Cable System to provide Cable Service with respect to commissions that are paid to Franchisee as compensation for promotion or exhibition of any products or services on the Cable System, such as "home shopping" or a similar channel, subject to the exceptions below; and (vi) Franchise Fees imposed on Franchisee by the LFA that are passed through from Franchisee as a line item paid by Subscribers. Gross Revenue includes a pro rata portion of all revenue derived by Franchisee pursuant to compensation arrangements for advertising derived from the operation of Franchisee's Cable System to provide Cable Service within the Franchise Area, subject to the exceptions below. The allocation of home shopping and advertising revenue shall be based on the number of Subscribers in the Franchise Area divided by the total number of subscribers in

relation to the relevant local, regional or national compensation arrangement. Advertising commissions paid to third parties shall not be netted against advertising revenue included in Gross Revenue.

1.18. 1.16.2. Gross Revenue shall not include: Revenue received by any Affiliate or other Person in exchange for supplying goods or services used by Franchisee to provide Cable Service over the Cable System; bad debts written off by Franchisee in the normal course of its business (provided, however, that bad debt recoveries shall be included in Gross Revenue during the period collected); refunds, rebates or discounts made to Subscribers or other third parties; any revenue of Franchisee or any other Person which is received directly from the sale of merchandise through any Cable Service distributed over the Cable System, however, that portion of such revenue which represents or can be attributed to a Subscriber fee or a payment for the use of the Cable System for the sale of such merchandise shall be included in Gross Revenue; the sale of Cable Service on the Cable System for resale in which the purchaser is required to collect cable Franchise Fees from purchaser's customer; the sale of Cable Service to customers, which are exempt, as required or allowed by the LFA including, without limitation, the provision of Cable Service to public institutions as required or permitted herein; any tax of general applicability imposed upon Franchisee or upon Subscribers by a city, state, federal or any other governmental entity and required to be collected by Franchisee and remitted to the taxing entity (including, but not limited to, sales/use tax, gross receipts tax, excise tax, utility users tax, public service tax, communication taxes and non-cable franchise fees); any foregone revenue which Franchisee chooses not to receive in exchange for its provision of free or reduced cost cable or other communications services to any Person, including without limitation, employees of Franchisee and public institutions or other institutions designated in the Franchise (provided, however, that such foregone revenue which Franchisee chooses not to receive in exchange for trades, barters, services or other items of value shall be included in Gross Revenue); sales of capital assets or sales of surplus equipment; program launch fees, i.e., reimbursement by programmers to Franchisee of marketing costs incurred by Franchisee for the introduction of new programming; directory or Internet advertising revenue including, but not limited to, yellow page, white page, banner advertisement and electronic publishing; or any fees or charges collected from Subscribers or other third parties for any PEG Grant payments.

1.19. 1.16.3. Except as otherwise provided in Subsection 1.16.1, any revenue classified, in whole or in part, as Non-Cable Service revenue under federal or state law including, without limitation, revenue received from Telecommunications Services; revenue received from Information Services, including, without limitation, Internet Access service, electronic mail service, electronic bulletin board service, or similar online computer services; charges made to the public for use of the Cable System for two-way communication; fees, taxes and surcharges on Non-Cable Services, including, but not limited to the NY Municipal Construction Surcharge; and any other revenue attributed by Franchisee to Non-Cable Services in accordance with federal law, rules, regulations, standards or orders. Should revenue from any service provided by Franchisee over the Cable System be classified as Cable Service revenue by a final determination or ruling of any agency or court having jurisdiction, after the exhaustion of all appeals related thereto, the LFA shall be entitled, after notification to Franchisee, to amend this Agreement in the manner prescribed under applicable state law or this Franchise to include revenue from Franchisee's provision of such service as Gross Revenue, and Franchisee shall

include revenue from such service as Gross Revenue on a going forward basis commencing within ninety (90) days following the date of issuance of an order from the NY PSC approving such amendment.

1.20. *Information Services*: Shall be defined herein as it is defined under Section 3 of the Communications Act, 47 U.S.C. §153(24), as amended.

1.21. *Internet Access*: Broadband access service that enables Subscribers to access the Internet.

1.22. *Local Franchising Authority (LFA)*: The City of Beacon, New York, or the lawful successor, transferee, or assignee thereof.

1.23. *Non-Cable Service*: Any service that does not constitute the provision of Cable Service including, but not limited to, Information Service and Telecommunications Service.

1.24. *NY PSC:* The New York Public Service Commission.

1.25. *PEG*: Public, Educational, and Governmental.

1.26. *PEG Access Designee*: Any entity designated by the LFA for the purpose of owning and/or operating the equipment and facilities used in the production and/or broadcast of PEG Access Channel programming for the LFA, including but not limited to any access corporation.

1.27. *Person*: An individual, partnership, association, joint stock company, trust, corporation, or governmental entity.

1.28. *Public Access Channel*: An Access Channel available for non-commercial use solely by the residents in the Franchise Area on a first-come, first-served, nondiscriminatory basis.

1.29. *Public Rights-of-Way*: The surface and the area across, in, over, along, upon and below the surface of the public streets, roads, bridges, sidewalks, lanes, courts, ways, alleys, and boulevards, including, public utility easements and public lands and waterways used as Public Rights-of-Way, as the same now or may thereafter exist, which are under the jurisdiction or control of the LFA. Public Rights-of-Way do not include the airwaves above a right-of-way with regard to cellular or other non-wire communications or broadcast services.

1.30. *Subscriber*: A Person who lawfully receives Cable Service over the Cable System with Franchisee's express permission.

1.31. *Telecommunication Services:* Shall be defined herein as it is defined under Section 3 of the Communications Act, 47 U.S.C. § 153(53), as amended.

1.32. *Title VI*: Title VI of the Communications Act, Cable Communications, as amended.

1.33. *Transfer of the Franchise:* Any transaction in which: a fifty percent (50%) ownership or other interest in Franchisee is transferred, directly or indirectly, from one Person or group of Persons to another Person or group of Persons, so that Control of Franchisee is transferred; or the rights held by Franchisee under the Franchise and the certificate of confirmation issued therefor by the NY PSC are transferred or assigned to another Person or group of Persons. However, notwithstanding the foregoing, a *Transfer of the Franchise* shall not include transfer of an ownership or other interest in Franchisee to the parent of Franchisee or to another Affiliate of Franchisee; transfer of an interest in the Franchise or the rights held by the Franchisee under the Franchise to the parent of Franchisee or to another Affiliate of Franchisee; any action which is the result of a merger of the parent of the Franchisee; or any action which is the result of a merger of another Affiliate of the Franchisee.

1.34. *Video Programming:* Shall be defined herein as it is defined under Section 602 of the Communications Act, 47 U.S.C. § 522(20), as amended.

1.35. *Video Service Provider or VSP*: Any entity using any portion of the Public Rights-of-Way to provide Video Programming services to multiple subscribers within the territorial boundaries of the LFA, for purchase, barter, or free of charge, regardless of the transmission method, facilities or technologies used. A VSP shall include, but is not limited to, any entity that provides Cable Services, multi-channel multipoint distribution services, broadcast satellite services, satellite delivered services, wireless services, and internet-protocol based services within the territorial boundaries of the LFA.

2. GRANT OF AUTHORITY; LIMITS AND RESERVATIONS

2.1. *Grant of Authority*: Subject to the terms and conditions of this Agreement and the Cable Law, the LFA hereby grants the Franchisee the right to own, construct, operate and maintain a Cable System along the Public Rights-of-Way within the Franchise Area, in order to provide Cable Service. No privilege or power of eminent domain is bestowed by this grant; nor is such a privilege or power bestowed by this Agreement.

2.2. *The FTTP Network:* Upon delivery of Cable Service, by subjecting Franchisee's mixed-use facilities to the NY PSC's minimum franchise standards and the LFA's police power, the LFA has not been granted broad new authority over the construction, placement and operation of Franchisee's mixed-use facilities.

2.3. *Effective Date and Term:* This Franchise shall become effective on the date that the NY PSC issues a certificate of confirmation for this Franchise (the "Effective Date"), following its approval by the LFA's governing authority authorized to grant franchises and its acceptance by the Franchisee. The term of this Franchise shall be five (5) years from the Effective Date unless the Franchise is earlier terminated by Franchisee pursuant to the terms of Section 2.4 or 2.5 or revoked by the LFA as provided herein. The Franchisee shall memorialize the Effective Date by notifying the LFA in writing of the same, which notification shall become a part of this Franchise.

2.4. *Termination Generally:* Notwithstanding any provision herein to the contrary, Franchisee may terminate this Agreement and all obligations hereunder at any time during the term of this Agreement for any reason, in Franchisee's sole discretion, upon one hundred eighty (180) days' written notice to the LFA.

2.5. *Modification/Termination Based on VSP Requirements:*

2.1.1. 2.5.1. If there is a change in federal, state, or local law that reduces any material financial and/or operational obligation that the LFA has required from or imposed upon a VSP, or if the LFA enters into any franchise, agreement, license, or grant of authorization to a VSP to provide Video Programming services to residential subscribers in the LFA with terms or conditions materially less burdensome than those imposed by this Franchise, Franchisee and the LFA shall, within sixty (60) days of the LFA's receipt of Franchisee's written notice, commence negotiations to modify this Franchise to create reasonable competitive equity between Franchisee and such other VSPs. Any modification of the Franchise pursuant to the terms of this section shall not trigger the requirements of Subpart 892-1 of the NY PSC rules and regulations.

2.5.2 Franchisee's notice pursuant to Section 2.5.1. shall specify the change in law and the resulting change in obligations. Franchisee shall respond to reasonable information requests from the LFA, as may be necessary to review the change in obligations resulting from the cited law.

2.5.3 In the event the parties do not reach mutually acceptable agreement on a modification requested by Franchisee, Franchisee shall, at any time and in its sole discretion, have the option of exercising any of the following actions:

2.2.a. Commence franchise renewal proceedings in accordance with 47 U.S.C. §546 with the Franchise term being accelerated, thus being deemed to expire thirty-six (36) months from the date of Franchisee's written notice to seek relief hereunder;

2.3.b. Terminate the franchise within two (2) years from notice to the LFA;

2.4.c. If agreed by both parties, submit the matter to commercial arbitration by a mutually-selected arbitrator in accordance with the rules of the American Arbitration Association; or

2.5.d. Submit the matter to mediation by a mutually-acceptable mediator.

2.6. *Grant Not Exclusive:* The Franchise and the rights granted herein to use and occupy the Public Rights-of-Way to provide Cable Services shall not be exclusive, and the LFA reserves the right to grant other franchises for similar uses or for other uses of the Public Rights-of-Way, or any portions thereof, to any Person, or to make any such use itself, at any time during the term of this Franchise. Any such rights which are granted shall not adversely impact

the authority as granted under this Franchise and shall not interfere with existing facilities of the Cable System or Franchisee's FTTP Network.

2.7. *Franchise Subject to Federal Law:* Notwithstanding any provision to the contrary herein, this Franchise is subject to and shall be governed by all applicable provisions of federal law as it may be amended, including but not limited to the Communications Act.

2.8. *No Waiver*:

2.8.1. The failure of the LFA on one or more occasions to exercise a right under this Franchise, the Cable Law, or other applicable state or federal law, or to require compliance or performance under this Franchise, shall not be deemed to constitute a waiver of such right or a waiver of compliance or performance of this Agreement, nor shall it excuse Franchisee from compliance or performance, unless such right or such compliance or performance has been specifically waived in writing.

2.8.2. The failure of the Franchisee on one or more occasions to exercise a right under this Franchise, the Cable Law, or other applicable state or federal law, or to require performance under this Franchise, shall not be deemed to constitute a waiver of such right or a waiver of performance of this Agreement, nor shall it excuse the LFA from performance, unless such right or such performance has been specifically waived in writing.

2.9. *Construction of Agreement:*

2.9.1. The provisions of this Franchise shall be liberally construed to effectuate their objectives.

2.9.2. Nothing herein shall be construed to limit the scope or applicability of Section 625 of the Communications Act, 47 U.S.C. § 545, as amended.

2.9.3. Should any change to state law, rules or regulations have the lawful effect of materially altering the terms and conditions of this Franchise, then the parties shall modify this Franchise to the mutual satisfaction of both parties to ameliorate the negative effects on the Franchisee of the material alteration. Any modification to this Franchise shall be in writing and shall be subject to Section 222 of the New York Public Service Law and Title 16, Chapter VIII, Part 892, Subpart 892-1, Section 892-1.4 of the Official Compilation of Codes, Rules and Regulations of the State of New York requiring application to the NY PSC and approval of any modification. If the parties cannot reach agreement on the above-referenced modification to the Franchise, then Franchisee may terminate this Agreement without further obligation to the LFA or, at Franchisee's option, the parties agree to submit the matter to binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association.

2.9.4. The LFA and the Franchisee each acknowledge that they have received independent legal advice in entering into this Agreement. In the event that a dispute arises over the meaning or application of any term(s) of this Agreement, such term(s) shall not be

construed by the reference to any doctrine calling for ambiguities to be construed against the drafter of this Agreement.

2.8. *Police Powers*: The LFA shall not enact any local laws that are inconsistent with this Franchise, provided, however, that nothing in this Franchise shall be construed to prohibit the reasonable, necessary and lawful exercise of the police powers of the LFA in a manner not materially in conflict with the privileges granted in this Franchise and consistent with all federal and state laws, regulations and orders.

2.9. *Restoration of Municipal Property:* Any municipal property damaged or destroyed by Franchisee's employees or agents in connection with the installation, repair, or disconnection of Cable Service shall be promptly repaired or replaced by the Franchisee and restored to its pre-existing condition.

2.10. Restoration of Subscriber Premises: The Franchisee shall ensure that Subscriber premises are restored to pre-existing condition if damaged by the Franchisee's employees or agents in any respect in connection with the installation, repair, or disconnection of Cable Service.

2.11. Compliance with Federal and State Privacy Laws: Franchisee shall comply with the privacy provisions of Section 631 of the Communications Act and all other applicable federal and state privacy laws and regulations. The parties agree that, during the term hereof, Franchisee shall not be subject to any local laws or ordinances which conflict with such applicable federal and/or state privacy laws, or which would impose additional or distinct requirements upon Franchisee with respect to Subscriber privacy other than those which are expressly set forth in applicable federal and/or state privacy laws.

3. **PROVISION OF CABLE SERVICE**

Franchise Area: Subject to applicable law and the issuance of all necessary permits by the LFA, Franchisee shall offer Cable Service to all residential households of the Franchise Area and may make Cable Service available to businesses in the Franchise Area, except: (A) for periods of Force Majeure; (B) for periods of delay caused by the LFA; (C) for periods of delay resulting from Franchisee's inability to obtain authority to access rights-of-way in the Franchise Area; (D) in areas where developments or buildings are subject to claimed exclusive arrangements with other providers; (E) in areas, developments, buildings or other residential dwelling units where Franchisee cannot gain access after good faith efforts, including, but not limited to, circumstances where Franchisee cannot access the area, development, or building by using Franchisee's existing network pathways and which would thus require the construction of new trunk, feeder, or distribution lines in accordance with NY PSC rules and regulations; (F) in areas, developments, buildings or other residential dwelling units where the provision of Cable Service is economically infeasible because such provision requires nonstandard facilities which are not available on a commercially reasonable basis, in accordance with NY PSC rules and regulations; (G) in residential dwelling units that are not habitable or have not been constructed as of the Effective Date; and (H) for Subscribers who fail to abide by Franchisee's terms and conditions of service. Franchisee shall have the right, but not the obligation, to extend the Cable

System into other buildings in the territorial limits of the LFA which shall then become part of the Franchise Area.

3.2. *Availability of Cable Service:* Franchisee shall make Cable Service available to all residential dwelling units and may make Cable Service available to businesses within the Franchise Area in conformance with Section 3.1, and Franchisee shall not discriminate between or among any individuals in the availability of Cable Service or based upon the income of the residents in a local area. Within the Franchise Area, Franchisee shall be required to connect, at Franchisee's expense, other than a standard installation charge, all residential dwelling units that are within one hundred fifty (150) feet of aerial trunk or feeder lines not otherwise already served by Franchisee's FTTP Network. Franchisee shall be allowed to recover, from a Subscriber that requests such connection, the actual costs incurred for residential dwelling unit connections that exceed one hundred fifty (150) feet or are in an area with a density of less than twenty-five (25) occupied residential dwelling units per mile and the actual costs incurred to connect any non-residential dwelling unit Subscriber, provided, however, that Franchisee may seek a waiver of any requirement that it extend service to any party requesting the same in an area with a density of less than twenty-five (25) occupied residential dwelling units per mile if such would not be possible within the limitations of economic feasibility. For underground installations, Franchisee shall charge the Subscriber Franchisee's actual cost. Such cost shall be submitted to said Subscriber, in writing, before installation is begun.

3.3. *Cable Service to Public Buildings*: In accordance with applicable provisions of the FCC's 2019 Third Report and Order In the Matter of Implementation of Section 621 of the Cable Act (the "621 Order") and the decision on appeal by the Sixth Circuit Court of Appeals, within a reasonable period of time following the Effective Date, the Franchisee may provide written notice to the LFA regarding the manner and process by which the Franchisee shall implement the 621 Order's requirements regarding the provision of free or discounted Cable Service to public buildings under the franchise agreement. Subject to Section 3.1, if requested in writing by the LFA and within sixty (60) days following such request, Franchisee shall provide, within the Franchise Area, one service outlet activated for Basic Service to each public school and public library, and such other buildings used for municipal purposes as may be designated by the LFA as provided in **Exhibit A**. Franchisee may charge for such Basic Service in accordance with applicable law, which as of the Effective Date is Franchisee's marginal cost of providing such service. If it is necessary to extend Franchisee's aerial trunk or feeder lines more than one hundred fifty (150) feet solely to provide service to any such school or public building, the LFA shall have the option either of paying Franchisee's direct costs for such aerial extension in excess of one hundred fifty (100) feet, or of releasing Franchisee from the obligation to provide service to such school or public building. Furthermore, Franchisee shall be permitted to recover, from any school or public building owner entitled to service, the direct cost of installing, when requested to do so, more than one outlet, or concealed inside wiring, or a service outlet requiring more than one hundred fifty (150) feet of drop cable; provided, however, that Franchisee shall not charge for the provision of Basic Service to the additional service outlets once installed unless Franchisee decides to charge marginal cost. For underground installations, Franchisee shall charge the recipient Franchisee's actual cost. Such cost shall be submitted to said recipient, in writing, before installation is

begun. Cable Service may not be resold or otherwise used in contravention of Franchisee's rights with third parties respecting programming. Equipment provided by Franchisee, if any, shall be replaced at retail rates if lost, stolen or damaged. The parties hereto agree that the exercise of any conditional obligations set forth in this Section 3.3 shall not constitute a modification or amendment of the Franchise within the meaning of Subpart 892-1 of the NY PSC rules and regulations.

3.4 *Contribution in Aid:* Notwithstanding the foregoing, Franchisee shall comply at all times, with the requirements of Section 895.5 of the NY PSC rules and regulations.

4. SYSTEM FACILITIES

4.1. *Quality of Materials and Work:* Franchisee shall operate and maintain its System using materials of good and durable quality, and all work involved in the construction, installation, maintenance and repair of the Cable System shall be performed in a safe, thorough and reliable manner.

4.2. *System Characteristics:* The Cable System shall be operated as an active two-way plant for Subscriber interaction, if any, required for the selection or use of Cable Service using sufficient bandwidth with an initial digital carrier passband between 50 and 860 MHz and/or industry standard Open Systems Interconnection (OSI) model elements.

4.3. *Interconnection:* The Franchisee shall operate its Cable System so that it may be interconnected with other cable systems in the Franchise Area. Interconnection of systems may be made by direct cable connection, microwave link, satellite, or other appropriate methods.

4.4. *Emergency Alert System:* Franchisee shall comply with the Emergency Alert System ("EAS") requirements of the FCC and applicable state and local EAS Plans, in order that emergency messages may be distributed over the System.

4.5. *Parental Control:* The Franchisee shall comply with all applicable requirements of federal law(s) governing Subscribers' capability to control the reception of any channels being received on their television sets.

5. PEG SERVICES

5.1. *PEG Set Aside:*

5.1.1. In order to ensure universal availability of public, educational and government programming, Franchisee shall provide capacity on its Basic Service tier for up to one (1) dedicated Public Access Channel, one (1) dedicated Educational Access Channel, and up to one (1) dedicated Government Access Channel (collectively, "PEG Access Channels"),

5.1.2. The LFA hereby authorizes Franchisee to transmit PEG Access Channel programming within and without LFA jurisdictional boundaries. Franchisee specifically reserves the right to make or change PEG Access Channel assignments in its sole discretion. If a

PEG Access Channel provided under this Article is not being utilized by the LFA, Franchisee may utilize such PEG Access Channel, in its sole discretion, until such time as the LFA elects to utilize the PEG Access Channel for its intended purpose. In the event that the LFA determines to use PEG capacity, the LFA shall provide Franchisee with prior written notice of such request in accordance with NY PSC rules and regulations.

5.1.3. Franchisee shall provide the technical ability to play back pre-recorded programming provided to Franchisee consistent with this Section. Franchisee shall transmit programming consistent with the dedicated uses of PEG Access Channels. Franchisee shall comply at all times with the requirements of Section 895.4 of the NY PSC rules and regulations.

5.2. *PEG Grant:*

5.3.1 Franchisee shall provide to the LFA a quarterly grant for use in support of the production of local PEG Access Channel programming in the amount of forty-five cents ($.45) per Subscriber per month (the "PEG Grant"). The amount of the PEG Grant shall be calculated by multiplying the total number of Subscribers per month in each month of the calendar quarter by forty-five cents ($.45), and adding those multiples together. Each PEG Grant payment shall become due and payable within forty-five (45) days following the end of each calendar quarter until the Franchise expires or is terminated by either party, including the final PEG Grant payment due after expiration or termination.

5.3.2 If at any time during the term of this Agreement, any other Cable Service provider(s) in the LFA cease(s) to provide cash grants to the LFA in support of the production of local PEG programming as may be required in the franchise agreement(s) between the LFA and such other Cable Service provider(s), then Franchisee's PEG Grant obligation shall cease. If such other Cable Service provider(s) subsequently resumes the payment of such cash grants as required in its franchise agreement, then Franchisee shall also resume payments of the PEG Grant. Equipment, services and other in-kind, non-monetary contributions to the LFA by such other Cable Service provider shall not count towards the cash grants referenced in the preceding sentence.

5.3.3 The PEG Grant shall be used solely by the LFA for PEG Access Channel equipment, including, but not limited to, studio and portable production equipment, editing equipment and program playback equipment, or for renovation or construction of PEG Access Channel facilities. The LFA and/or PEG Access Designee, as determined by the LFA, shall own all facilities and equipment purchased with the PEG Grant, and Franchisee shall have no obligation to maintain, repair, replace or insure any equipment or facilities purchased with the PEG Grant.

5.3.4. The LFA shall provide Franchisee with a complete accounting annually of the distribution of PEG Grant funds paid to the LFA pursuant to this Section.

5.3. *Indemnity for PEG*: The LFA shall require all local producers and users of any of the PEG facilities or Channels to agree in writing to authorize Franchisee to transmit

programming consistent with this Agreement and to defend and hold harmless Franchisee and the LFA from and against any and all liability or other injury, including the reasonable cost of defending claims or litigation, arising from or in connection with claims for failure to comply with applicable federal laws, rules, regulations or other requirements of local, state or federal authorities; for claims of libel, slander, invasion of privacy, or the infringement of common law or statutory copyright; for unauthorized use of any trademark, trade name or service mark; for breach of contractual or other obligations owing to third parties by the producer or user; and for any other injury or damage in law or equity, which result from the use of a PEG facility or Channel. The LFA shall establish rules and regulations for use of PEG Access Channel facilities, consistent with, and as required by, 47 U.S.C. §531.

5.4. *Recovery of Costs:* To the extent permitted by federal law, the Franchisee shall be allowed to recover from Subscribers the costs of interconnection, the PEG Grant or any other costs arising from the provision of PEG Access Channel services and to include such costs as separately billed line items on each Subscriber's bill. Without limiting the forgoing, if allowed under state and federal laws, Franchisee may externalize, line-item, or otherwise pass-through interconnection and any franchise-related costs to Subscribers.

5.6. *No PEG Access Designee Rights*: The LFA and the Franchisee herein acknowledge and agree that any PEG Access Designee is not a party to this Franchise and that any provisions herein that may affect a PEG Access Designee are not intended to create any rights on behalf of any PEG Access Designee.

6. **FRANCHISE FEES**

6.1. *Payment to LFA:* Franchisee shall pay to the LFA a Franchise Fee of five percent (5%) of annual Gross Revenue (the "Franchise Fee"). In accordance with Title VI, the twelve (12) month period applicable under the Franchise for the computation of the Franchise Fee shall be a calendar year. Such payments shall be calculated on a quarterly basis and made no later than forty-five (45) days following the end of each calendar quarter. Specifically, payments shall be due and payable on or before May 15 (for the first quarter), August 15 (for the second quarter), November 15 (for the third quarter) and February 15 (for the fourth quarter of the previous calendar year). No acceptance of any payment shall be construed as an accord that the amount paid is the correct amount. Franchisee shall be allowed to submit or correct any payments that were incorrectly omitted, and shall be refunded any payments that were incorrectly submitted, in connection with the quarterly Franchise Fee remittances within ninety (90) days following the close of the calendar year for which such payments were applicable. Late payments for Franchise Fees shall be subject to interest at the then-current rate set forth in Section 5004 of the New York Civil Practice Law and Rules (which as of the date of execution of this Agreement is nine percent (9%) per annum) from the due date to the date that such payment is made.

6.2. *Supporting Information:* Each Franchise Fee payment shall be accompanied by a brief report prepared by a representative of Franchisee showing the basis for the computation.

6.3. *Audit:*

6.3.1 The LFA may conduct an audit related to the Franchise Fee payments required under this Agreement no more than once every three (3) years during the term. Any audit shall be initiated through written notice to Franchisee by the LFA, and the LFA or auditor employed by the LFA shall submit its complete request for records within one (1) month of the LFA providing written notice of an audit. Subject to the confidentiality provisions of Section 7.1, and execution of a non-disclosure agreement with an auditor directly employed by the LFA, all records necessary for an audit shall be made available in a timely manner by Franchisee to the LFA or its auditor for inspection at an office of Franchisee during Franchisee's regular business hours. The parties shall work cooperatively on an ongoing basis during the audit review if the LFA or its designated auditor identifies reasonable follow up requests to the extent necessary to complete the audit.

6.3.2 Any such audit conducted by the LFA or auditor employed by the LFA shall be completed in an expeditious and timely manner. If upon completion of the audit, the LFA does not make a claim for additional payments, then the LFA shall provide Franchisee with written documentation of closure of the audit within sixty (60) days of the completion of the audit. If the LFA or the auditor employed by the LFA does not have any open requests and does not provide written documentation of closure of audit, the audit will be deemed closed after 60 days of inactivity.

6.3.3 If the results of an audit indicate an overpayment or underpayment of Franchise Fees, as indicated in a report to be provided by the auditor to Franchisee, the parties agree that such overpayment or underpayment plus interest at the then-current rate set forth in Section 5004 of the New York Civil Practice Law and Rules (which as of the date of execution of this Agreement is nine percent (9%) per annum) per annum from the due date to the date the payment is made shall be returned to the proper party within sixty (60) days of written notice.

6.3.4 All audits conducted by an independent third party should be performed using Generally Accepted Auditing Standards promulgated by the Auditing Standards Board of the American Institute of Certified Public Accountants and who shall not be permitted to be compensated on a success-based formula, *e.g.*, payment based on an underpayment of fees, if any.

6.4. *Limitation on Franchise Fee Actions:* The parties agree that the period of limitation for recovery of any Franchise Fee payable hereunder shall be six (6) years from the date on which payment by Franchisee is due, but cannot exceed the date of records retention reflected in Section 7.

6.5. *Bundled Services:* If Cable Services subject to the Franchise Fee required under this Article 6 are provided to Subscribers in conjunction with Non-Cable Services, then the calculation of Gross Revenue shall be adjusted, if needed, to include only the value of the Cable Services billed to Subscribers, as reflected on the books and records of Franchisee in accordance with FCC rules, regulations, standards or orders.

7. REPORTS AND RECORDS

7.1. *Open Books and Records:* Upon reasonable written notice to the Franchisee and with no less than thirty (30) business days written notice to the Franchisee, the LFA shall have the right to inspect Franchisee's books and records pertaining to Franchisee's provision of Cable Service in the Franchise Area during Franchisee's regular business hours at an office of the Franchisee and on a nondisruptive basis, as are reasonably necessary to ensure compliance with the terms of this Franchise. Such notice shall specifically reference the section or subsection of the Franchise which is under review, so that Franchisee may organize the necessary books and records for appropriate access by the LFA. Any such inspection by the LFA shall be completed in an expeditious and timely manner. Franchisee shall not be required to maintain any books and records for Franchise compliance purposes longer than three (3) years. Notwithstanding anything to the contrary set forth herein, Franchisee shall not be required to disclose information that it reasonably deems to be proprietary or confidential in nature, nor disclose any of its or an Affiliate's books and records not relating to the provision of Cable Service in the Franchise Area. The LFA shall treat any information disclosed by Franchisee as confidential and shall only disclose it to employees, representatives, and agents thereof who have a need to know, or in order to enforce the provisions hereof. Franchisee shall not be required to provide Subscriber information in violation of Section 631 of the Communications Act, 47 U.S.C. §551.

7.2. *Records Required*: Franchisee shall at all times maintain:

7.2.1. Records of all written complaints for a period of three (3) years after receipt by Franchisee. The term "complaint" as used herein refers to complaints about any aspect of the Cable System or Franchisee's cable operations, including, without limitation, complaints about employee courtesy. Complaints recorded will not be limited to complaints requiring an employee service call;

7.2.2. Records of outages for a period of three (3) years after occurrence, indicating date, duration, area, and the number of Subscribers affected, type of outage, and cause;

7.2.3. Records of service calls for repair and maintenance for a period of three (3) years after resolution by Franchisee, indicating the date and time service was required, the date of acknowledgment and date and time service was scheduled (if it was scheduled), and the date and time service was provided, and (if different) the date and time the problem was resolved;

7.2.4. Records of installation/reconnection and requests for service extension for a period of three (3) years after the request was fulfilled by Franchisee, indicating the date of request, date of acknowledgment, and the date and time service was extended; and

7.2.5. A map showing the area of coverage for the provisioning of Cable Services.

7.3. *System-Wide Statistics*: Any valid reporting requirement in the Franchise may be satisfied with system-wide statistics, except those related to Franchise Fees and consumer complaints.

8. INSURANCE AND INDEMNIFICATION

8.1. *Insurance:*

8.1.1. Franchisee shall maintain in full force and effect, at its own cost and expense, during the term of this Franchise, the following insurance coverage:

8.1.1.1. Commercial General Liability Insurance in the amount of twelve million dollars ($12,000,000) per occurrence for property damage and bodily injury and twelve million dollars ($12,000,000) general aggregate. Such insurance shall cover the construction, operation and maintenance of the Cable System, and the conduct of Franchisee's Cable Service business in the LFA**.**

8.1.1.2. Automobile Liability Insurance in the amount of twelve million dollars ($12,000,000) combined single limit each accident for bodily injury and property damage coverage.

8.1.1.3. Workers' Compensation Insurance meeting the statutory requirements of the State of New York and Employers' Liability Insurance in the following amounts: (A) Bodily Injury by Accident: $100,000; and (B) Bodily Injury by Disease-each employee: $100,000; $500,000 disease-policy limit.

8.1.2. The LFA shall be included as an additional insured as their interests may appear under this Franchise on the Commercial General Liability Insurance and Automobile Liability Insurance required herein.

8.1.3. Upon receipt of notice from its insurer(s), the Franchisee shall provide the LFA with thirty (30) days' prior written notice of cancellation of any required coverage.

8.1.4. Each of the required insurance policies shall be with insurers qualified to do business in the State of New York, with an A.M. Best Financial Strength rating of A- or better.

8.1.5. Upon written request, Franchisee shall deliver to the LFA Certificates of Insurance showing evidence of the required coverage.

8.2. *Indemnification*:

8.2.1. Franchisee agrees to indemnify the LFA, including its officers, boards, elected officials and employees for, and hold it harmless from, all liability, damage, cost or expense arising from claims of injury to persons or damage to property occasioned by reason of any conduct undertaken pursuant to the Franchise, or by reason of any suit or claim for

royalties, programming license fees or infringement of patent rights arising out of Franchisee's provision of Cable Services over the Cable System other than PEG facilities and Channels, provided that the LFA shall give Franchisee timely written notice of a claim or action for which it seeks indemnification pursuant to this Subsection; and in any event the LFA shall provide Franchisee with such written notice within a period of time that allows Franchisee to take action to avoid entry of a default judgment and does not prejudice Franchisee's ability to defend the claim or action. Notwithstanding the foregoing, Franchisee shall not indemnify the LFA for any damages, liability or claims resulting from the willful misconduct or negligence of the LFA, its officers, agents, employees, attorneys, consultants, independent contractors or third parties or for any activity or function conducted by any Person other than Franchisee in connection with PEG Access or EAS.

8.2.2. With respect to Franchisee's indemnity obligations set forth in Subsection 8.2.1, Franchisee shall provide the defense of any claims brought against the LFA by selecting counsel of Franchisee's choice to defend the claim, subject to the consent of the LFA, which shall not be unreasonably withheld. Nothing herein shall be deemed to prevent the LFA from cooperating with the Franchisee and participating in the defense of any litigation by its own counsel at its own cost and expense, provided however, that after consultation with the LFA, Franchisee shall have the right to defend, settle or compromise any claim or action arising hereunder, and Franchisee shall have the authority to decide the appropriateness and the amount of any such settlement. In the event that the terms of any such proposed settlement includes the release of the LFA and the LFA does not consent to the terms of any such settlement or compromise, Franchisee shall not settle the claim or action but its obligation to indemnify the LFA shall in no event exceed the amount of such settlement.

8.2.3. The LFA shall hold harmless and defend Franchisee from and against and shall be responsible for damages, liability or claims resulting from or arising out of the willful misconduct or negligence of the LFA.

8.2.4. The LFA shall be responsible for its own acts of willful misconduct, negligence, or breach, subject to any and all defenses and limitations of liability provided by law. The Franchisee shall not be required to indemnify the LFA for acts of the LFA which constitute willful misconduct or negligence on the part of the LFA, its officers, employees, agents, attorneys, consultants, independent contractors or third parties.

9. TRANSFER OF THE FRANCHISE

9.1. Subject to Section 617 of the Communications Act, 47 U.S.C. § 537, as amended, no Transfer of the Franchise shall occur without the prior consent of the LFA, provided that such consent shall not be unreasonably withheld, delayed or conditioned. In considering an application for the Transfer of the Franchise, the LFA may consider the applicant's: (i) technical ability; (ii) financial ability; (iii) good character; and (iv) other qualifications necessary to continue to operate the Cable System consistent with the terms of the Franchise. No such consent shall be required, however, for a transfer in trust, by mortgage, by other hypothecation, by assignment of any rights, title, or interest of the Franchisee in the

Franchise or Cable System in order to secure indebtedness, or for transactions otherwise excluded under the definition of *Transfer of the Franchise* above.

10. RENEWAL OF FRANCHISE

10.1. *Governing Law:* The LFA and Franchisee agree that any proceedings undertaken by the LFA that relate to the renewal of this Franchise shall be governed by and comply with the provisions of Section 12.12 below, the Cable Law and Section 626 of the Communications Act, 47 U.S.C. § 546, as amended.

10.2. *Needs Assessment:* In addition to the procedures set forth in Section 626 of the Communications Act, the LFA shall notify Franchisee of all of its assessments regarding the identity of future cable-related community needs and interests, as well as the past performance of Franchisee under the then current Franchise term. Such assessments shall be provided to Franchisee by the LFA promptly so that Franchisee will have adequate time to submit a proposal under 47 U.S.C. § 546 and complete renewal of the Franchise prior to expiration of its term.

10.3. *Informal Negotiations:* Notwithstanding anything to the contrary set forth herein, Franchisee and the LFA agree that at any time during the term of the then current Franchise, while affording the public appropriate notice and opportunity to comment, the LFA and Franchisee may agree to undertake and finalize informal negotiations regarding renewal of the then current Franchise and the LFA may grant a renewal thereof.

10.4. *Consistent Terms:* Franchisee and the LFA consider the terms set forth in this Article 10 to be consistent with the express provisions of 47 U.S.C. § 546 and the Cable Law.

11. ENFORCEMENT AND TERMINATION OF FRANCHISE

11.1. *Notice of Violation*: If at any time the LFA believes that Franchisee has not complied with the terms of the Franchise, the LFA shall informally discuss the matter with Franchisee. If these discussions do not lead to resolution of the problem in a reasonable time, the LFA shall then notify Franchisee in writing of the exact nature of the alleged noncompliance in a reasonable time (for purposes of this Article, the "Noncompliance Notice").

11.2. *Franchisee's Right to Cure or Respond:* Franchisee shall have sixty (60) days from receipt of the Noncompliance Notice to: (i) respond to the LFA, if Franchisee contests (in whole or in part) the assertion of noncompliance; (ii) cure such noncompliance; or (iii) in the event that, by its nature, such noncompliance cannot be cured within such sixty (60) day period, initiate reasonable steps to remedy such noncompliance, and notify the LFA of the steps being taken and the date by which Franchisee projects that it will complete cure of such noncompliance. Upon cure of any noncompliance, the LFA shall provide written confirmation that such cure has been effected.

11.3. *Public Hearing:* The LFA shall schedule a public hearing if the LFA seeks to continue its investigation into the alleged noncompliance (i) if Franchisee fails to

respond to the Noncompliance Notice pursuant to the procedures required by this Article, or (ii) if Franchisee has not remedied the alleged noncompliance within sixty (60) days or the date projected pursuant to Section 11.2(iii) above. The LFA shall provide Franchisee at least sixty (60) business days prior written notice of such public hearing, which will specify the time, place and purpose of such public hearing, and provide Franchisee the opportunity to be heard.

11.3. *Enforcement*: Subject to Section 12.12 below and applicable federal and state law, in the event the LFA, after the public hearing set forth in Section 11.3 determines that Franchisee is in default of any provision of this Franchise, the LFA may:

11.4.1 Seek specific performance of any provision, which reasonably lends itself to such remedy, as an alternative to damages; or

11.4.2 Commence an action at law for monetary damages or seek other equitable relief; or

11.4.3 In the case of a substantial noncompliance with a material provision of this Franchise, seek to revoke the Franchise in accordance with Section 11.5.

11.5. *Revocation*: Should the LFA seek to revoke this Franchise after following the procedures set forth above in this Article, including the public hearing described in Section 11.3, the LFA shall give written notice to Franchisee of such intent. The notice shall set forth the specific nature of the noncompliance. The Franchisee shall have ninety (90) days from receipt of such notice to object in writing and to state its reasons for such objection. In the event the LFA has not received a satisfactory response from Franchisee, it may then seek termination of the Franchise at a second public hearing. The LFA shall cause to be served upon the Franchisee, at least thirty (30) business days prior to such public hearing, a written notice specifying the time and place of such hearing and stating its intent to revoke the Franchise.

11.5.1. At the designated public hearing, Franchisee shall be provided a fair opportunity for full participation, including the rights to be represented by legal counsel, to introduce relevant evidence, to require the production of evidence, to compel the relevant testimony of the officials, agents, employees or consultants of the LFA, to compel the testimony of other persons as permitted by law, and to question and/or cross examine witnesses. A complete verbatim record and transcript shall be made of such hearing.

11.5.2. Following the second public hearing, Franchisee shall be provided up to thirty (30) days to submit its proposed findings and conclusions to the LFA in writing and thereafter the LFA shall determine: (i) whether an event of default has occurred under this Franchise; (ii) whether such event of default is excusable; and (iii) whether such event of default has been cured or will be cured by the Franchisee. The LFA shall also determine whether it will revoke the Franchise based on the information presented, or, where applicable, grant additional time to the Franchisee to effect any cure. If the LFA determines that it will revoke the Franchise, the LFA shall promptly provide Franchisee with a written determination setting forth the LFA's reasoning for such revocation. Franchisee may appeal such written determination of the LFA to an appropriate court, which shall have the power to review the decision of the LFA de novo.

Franchisee shall be entitled to such relief as the court finds appropriate. Such appeal must be taken within sixty (60) days of Franchisee's receipt of the written determination of the LFA.

11.5.3. The LFA may, at its sole discretion, take any lawful action that it deems appropriate to enforce the LFA's rights under the Franchise in lieu of revocation of the Franchise.

11.6. *Abandonment of Service*: Franchisee shall not abandon any Cable Service or portion thereof without the LFA's prior written consent as provided in the Cable Law. Notwithstanding the foregoing, the parties agree that if Franchisee invokes Section 2.4 of the Franchise (*Termination Generally*) and a timely written termination notice is provided, the LFA's prior written consent is considered granted.

12. MISCELLANEOUS PROVISIONS

12.1. *Actions of Parties*: In any action by the LFA or Franchisee that is mandated or permitted under the terms hereof, such party shall act in a reasonable, expeditious, and timely manner. Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld, delayed or conditioned.

12.2. *Binding Acceptance*: This Agreement shall bind and benefit the parties hereto and their respective receivers, trustees, successors and assigns, and the promises and obligations herein shall survive the expiration date hereof.

12.3. *Preemption:* In the event that federal or state law, rules, or regulations preempt a provision or limit the enforceability of a provision of this Agreement, the provision shall be read to be preempted to the extent, and for the time, but only to the extent and for the time, required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding on the parties hereto, without the requirement of further action on the part of the LFA.

12.4. *Force Majeure:* Franchisee shall not be held in default under, or in noncompliance with, the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by a Force Majeure. Furthermore, the parties hereby agree that it is not the LFA's intention to subject Franchisee to penalties, fines, forfeitures or revocation of the Franchise for violations of the Franchise where the violation was a good faith error that resulted in no or minimal negative impact on Subscribers, or where strict performance would result in practical difficulties and hardship being placed upon Franchisee that outweigh the benefit to be derived by the LFA and/or Subscribers.

12.5. *Delivery of Payments:* Franchisee may use electronic funds transfer to make any payments to the LFA required under this Agreement.

12.6. *Notices:* Unless otherwise expressly stated herein, notices required under the Franchise shall be mailed first class, postage prepaid, to the addressees below. Each party may change its designee by providing written notice to the other party. Notwithstanding anything herein to the contrary, all regulatory channel and rate notices from Franchisee to the LFA may be served electronically upon the LFA, instead of by first class mail as described above, to cityofbeacon@beaconny.gov and cityclerk@beaconny.gov, or such other email address(es) provided by the LFA.

12.1.1. Notices to Franchisee shall be to:

Verizon
1 Verizon Way
Basking Ridge, NJ 07920
Attention: Sarah E. Lyzak, VP and Deputy General Counsel

With a copy to:

Verizon
111 Main Street
White Plains, NY 10601
Attention: Pamela Goldstein, Associate General Counsel

12.1.2.

12.1.3. Notices to the LFA shall be to:

City Administrator
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

12.7. *Entire Agreement*: This Franchise and the Exhibit hereto constitute the entire agreement between Franchisee and the LFA and supersede all prior or contemporaneous agreements, representations or understandings (whether written or oral) of the parties regarding the subject matter hereof. Any local laws or parts of local laws that materially conflict with the provisions of this Agreement are superseded by this Agreement.

12.8. *Amendments and Modifications*: Amendments and/or modifications to this Franchise shall be mutually agreed to in writing by the parties and subject to the approval of the NY PSC, pursuant to the Cable Law, except as provided herein.

12.9. *Captions:* The captions and headings of articles and sections throughout this Agreement are intended solely to facilitate reading and reference to the articles, sections and provisions of this Agreement. Such captions shall not affect the meaning or interpretation of this Agreement.

12.10. *Severability*: If any section, subsection, sub-subsection, sentence, paragraph, term, or provision hereof is determined to be illegal, invalid, or unconstitutional by

any court of competent jurisdiction or by any state or federal regulatory authority having jurisdiction thereof, such determination shall have no effect on the validity of any other section, subsection, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise.

12.11. *Recitals:* The recitals set forth in this Agreement are incorporated into the body of this Agreement as if they had been originally set forth herein.

12.12. *FTTP Network Transfer Prohibition*: Under no circumstance including, without limitation, upon expiration, revocation, termination, denial of renewal of the Franchise or any other action to forbid or disallow Franchisee from providing Cable Services, shall Franchisee or its assignees be required to sell any right, title, interest, use or control of any portion of Franchisee's FTTP Network including, without limitation, the Cable System and any capacity used for Cable Service or otherwise, to the LFA or any third party. Franchisee shall not be required to remove the FTTP Network or to relocate the FTTP Network or any portion thereof as a result of revocation, expiration, termination, denial of renewal or any other action to forbid or disallow Franchisee from providing Cable Services. This provision is not intended to contravene leased access requirements under Title VI or PEG requirements set out in this Agreement.

12.13. *NY PSC Approval*: This Franchise is subject to the approval of the NY PSC. Franchisee shall file an application for such approval with the NY PSC within sixty (60) days after the date hereof. Franchisee shall also file any necessary notices with the FCC.

12.14. *Rates and Charges:* The rates and charges for Cable Service provided pursuant to this Franchise shall be subject to regulation in accordance with federal law.

12.15. *Publishing Information:* LFA hereby requests that Franchisee omit publishing information specified in 47 C.F.R. § 76.952 from Subscriber bills.

12.16. *Employment Practices:* Franchisee will not refuse to hire, nor will it bar or discharge from employment, nor discriminate against any person in compensation or in terms, conditions, or privileges of employment because of age, race, creed, color, national origin, or sex.

12.17. *Identification of Franchisee's Employees & Contractors:* The Franchisee shall require all Franchisee personnel, contractors and subcontractors contacting Subscribers or potential Subscribers at the homes of such Subscribers or potential Subscribers to wear a clearly visible identification card bearing their name and photograph.

12.18. *Customer Service:* Franchisee shall comply with the consumer protection and customer service standards set forth in Parts 890 and 896 of the NY PSC rules and regulations.

12.19. *No Third-Party Beneficiaries:* Except as expressly provided in this Agreement, this Agreement is not intended to, and does not, create any rights or benefits on behalf of any Person other than the parties to this Agreement.

12.20. *LFA Official*: The City Administrator of the LFA is the LFA official that is responsible for the continuing administration of this Agreement.

12.21. *No Waiver of LFA's Rights:* Notwithstanding anything to the contrary in this Agreement, no provision of this Agreement shall be construed as a waiver of the LFA's rights under applicable federal and state law.

12.22. *Counterparts:* This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Further, this Agreement may be executed by facsimile, email, electronic signature or other electronic means, and so executed shall have the full force and legal effect as an executed original of this Agreement.

[Signature Page Follows]

AGREED TO THIS ____ DAY OF _____, 2026.

City of Beacon:

By: _____
Lee Kyriacou, Mayor

Verizon New York Inc.

By: _____
Eugene Barrins, Vice President

EXHIBIT A
FRANCHISE AREA

A map depicting the Franchise Area for purpose of illustration is below. Construction of the Franchisee's FTTP Network has been completed to 100% of current households in the Franchise Area and will be at 100% through the term of the Agreement.

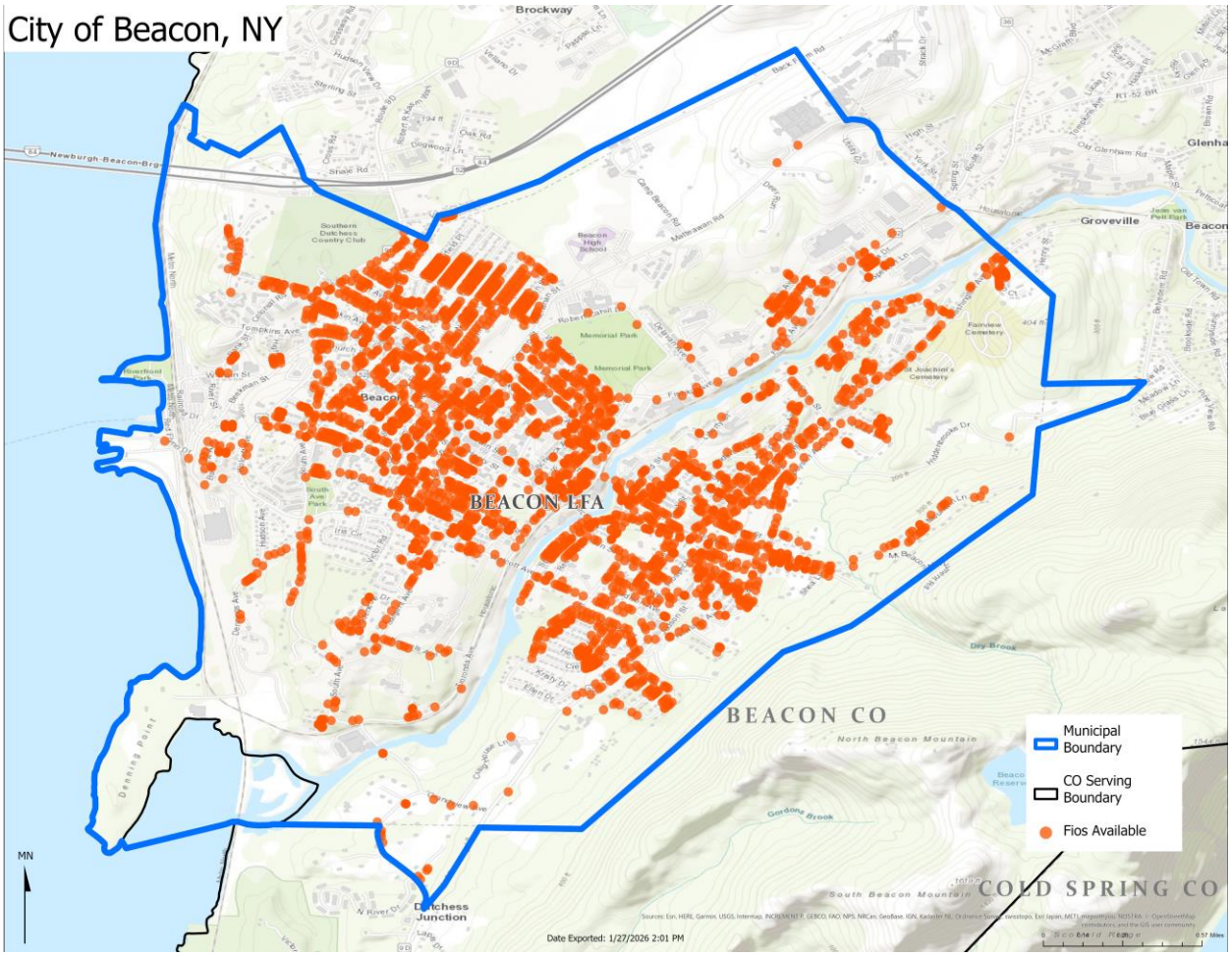

EXHIBIT B

MUNICIPAL BUILDINGS TO BE PROVIDED CABLE SERVICE SUBJECT TO SECTION 3.3
(all in Beacon, NY 12508)

City Hall, One Municipal Plaza

Beacon Transfer Station, 90 Dennings Avenue

Beacon Water & Sewer Dept., 4 70 Liberty Street

Beacon Fire Department, 1140 Wolcott Avenue

Beacon Volunteer Ambulance Corp., One Arquilla Drive

Beacon Board of Education**,** 10 Education Drive

Rombout Middle School, 84 Matteawan Road

J.V. Forrestal Elementary School, 125 Liberty Street

Sargent Elementary School, 29 Education Drive

South Avenue Elementary School, 60 South Avenue

Glenham Elementary School, 20 Chase Road

Howland Public Library, 3 13 Main Street

Beacon Recreation Center, 23 West Center Street

Beacon Highway Facility, 30 Camp Beacon Drive

Beacon High School, 101 Matteawan Road

verizon

111 Main Street
White Plains, NY 10601

Pamela N. Goldstein
Associate General Counsel

June 12, 2026

By Electronic Mail

Mr. Ben Swanson
Deputy City Administrator
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application of Verizon New York Inc. ("Verizon") for a Cable Television Franchise – City of Beacon, NY (the "City")

Dear Mr. Swanson:

Pursuant to the requirements of 16 N.Y.C.R.R. Section 894.5, please find enclosed Verizon's Application to the City for a Cable Television Franchise and the proposed Cable Franchise Agreement by and between the City and Verizon.

Please contact me at (917) 946-8905 should you have any questions.

Thank you for your cooperation and assistance with this matter.

Yours sincerely,

Pamela Goldstein

Pamela N. Goldstein

Enclosures

cc: Christian A.L. Gates, Keane & Beane, P.C.
Nicholas M. Ward-Willis, Keane & Beane, P.C.
James Wallace III, Counsel, Franchising & Regulatory Policy, Optimum

APPLICATION FOR A CABLE TELEVISION FRANCHISE BY VERIZON NEW YORK INC.

Verizon New York Inc. ("Verizon NY") respectfully submits this application form ("Application") and requests the award of a cable television franchise by the City of Beacon ("Municipality"). In this application, Verizon NY answers the questions set forth in Title 16, Chapter VIII, Part 894, Section 894.5, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended.

(1) A description of the cable television system proposed to be constructed including information regarding (a) channel capacity, including both the total capability of the proposed system and the number of channels to be energized immediately; (b) television and radio broadcast signals which Verizon NY intends to carry on its system initially; (c) the extent and type of any origination cable casting to be undertaken, and the facilities, equipment and staff to be employed therein; and (d) the system layout or design, including where applicable: (i) location of antennae and headends; (ii) plans for a two-way capability including a proposed schedule indication when two-way capability will become available from particular points; (iii) location or origination points and origination facilities; (iv) extent and type of automated services to be provided; and (v) number of channels to be utilized for access cablecasting and the facilities, equipment, staff and other support to be available to access users including access utilization or production costs.

Information about Verizon NY's Fios TV channel lineup is available at https://www.verizon.com/home/fios-tv/channel-lineup/. This tool allows customers to search for specific channels, view a complete list of channels for a particular TV package, or compare different TV packages. Since channels and TV packages can vary by location, a customer can enter a ZIP code to see what is available in that area, including local channels.

Verizon NY will provide channel capacity for access cablecasting consistent with applicable law and as set forth in the cable franchise agreement.

Technical Information

Verizon NY, as a common carrier under Title II of the Communications Act of 1934 (the "Act"), constructed its Fiber to The Premises ("FTTP") network as an upgrade to its existing telecommunications network to provide fiber optic facilities directly to subscriber premises. Verizon has the necessary federal, state and local authorizations to upgrade its Title II telecommunications network, subject to customary time, place and manner permitting requirements. Specifically, Section 27 of the New York Transportation Corporations Law ("New York Telecom Law") grants Verizon the right to place its facilities upon, over or under any public streets within the State of New York. See New York Tel. Co. v. Town of North Hempstead, 41 N.Y.2d 691, 363 N.E.2d 694 (1977); New York Tel. Co. v. Village of Amsterdam, 613 N.Y.S.2d 993, 994 (App. Div. 1994) (stating that Section 27 grants "an

unconditional privilege to install, maintain and repair" telephone facilities in public streets).

On June 15, 2005, the New York Public Service Commission ("Commission") ruled that Verizon NY did not need to obtain a cable franchise before constructing its FTTP network. The Commission found that unlike cable companies, Verizon already had the necessary authority under state law to use the public rights-of-way. Thus, the Commission concluded that Verizon had the right to upgrade its telecommunications network to make it capable of providing cable service. See Declaratory Ruling on Verizon Communication, Inc.'s Built-Out of its Fiber to the Premises Network, NY Public Service Commission, Case 05-M-0520/05-M-0247, June 15, 2005.

Verizon NY uses the FTTP network to provide cable television and/or internet protocol television services throughout specified portions of its telecommunications system. FTTP uses fiber-optic cabling and optical electronics to directly link homes to the Verizon NY network.

Redundant Super-Headends

At the national level, two redundant "super" headends located in Temple Terrace, Florida and Bloomington, Illinois (each, a "SHE") serve as the national content receive points and limited content distribution points. The SHEs are strategically located to ensure compliance with technical and environmental requirements. Network redundancy and route diversity are extended from the SHE to the Video Hub Office ("VHO") when required.

Video Hub Office

The VHO serves as the local content receive point for regional programming including local broadcast channels, Public/Educational/Government access channels and Emergency Alert System messages.

Video Serving Office

The video serving office serves as the final delivery point for video services to Fios TV subscribers.

Subscriber Premises

At the subscriber premises, an optical network terminal provides access to the transported video services via video programming reception device.

(2) The terms and conditions under which service is to be provided to educational and governmental entities.

Verizon NY will provide service to educational and governmental entities under terms and conditions consistent with applicable law, and as may be required by the Municipality.

(3) The terms concerning rates and construction schedules.

Detailed information about Fios TV pricing and conditions, including programming packages, premium content, On Demand, Pay Per View titles, and equipment options, is available on the Fios TV Rate Card at https://verizon.com/fiostvratecard.

The deployment schedule is set forth in the cable franchise agreement.

(4) An indication of whether Verizon NY will provide service on the same terms and conditions as contained in the existing franchise in effect.

Verizon NY will provide service on terms and conditions consistent with the needs and interests of the Municipality and the level playing field requirement set forth in Title 16, Chapter VIII, Part 895, Section 895.3, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended, in that the Verizon NY proposed franchise agreement is comparable in its totality with the incumbent cable television provider's agreement. Verizon NY constructed its FTTP network pursuant to its authority as a common carrier under Title II of the Act and Section 27 of the New York Transportation Corporations Law. For this reason and others, certain terms and conditions may differ between the incumbent cable provider's franchise and Verizon NY's franchise.

A statement of Verizon NY's experience in the cable television field including, if applicable, the names and professional experience of the persons or organizations who will be responsible for the construction, installation and operation of the proposed system.

Verizon NY has been providing cable television service to New York State residents since 2006 and currently provides Fios TV in 185 municipalities in the New York City, Albany, Buffalo and Syracuse metropolitan areas. Verizon NY also provides video service in its Connecticut service area pursuant to a *Certificate of Video Franchise Authority* granted by the Connecticut Department of Public Utility Control ("DPUC") on June 14, 2010.

Other subsidiaries of Verizon Communications Inc. provide cable television service in Delaware, the District of Columbia, Maryland, Massachusetts, New Jersey, Pennsylvania, Rhode Island, and Virginia.

(5) A statement indicating whether Verizon NY or any of its principals owns or operates any other cable television system, directly or indirectly, and a statement indicating the name

of any such operations and the name and address of the chief executive officer of the franchising authority in which such system or station is located.

To the extent it may be considered another cable television system, Verizon NY provides video service in its Connecticut service area pursuant to a *Certificate of Video Franchise Authority* granted by the DPUC on June 14, 2010. The DPUC is now known as the Public Utilities Regulatory Authority ("PURA") and is located at Ten Franklin Square, New Britain, Connecticut 06051. Thomas Wiehl is PURA's Interim Chairman.

(6) A documented plan for financing the proposed system, which plan shall indicate specifically every significant anticipated source of capital and any and all limitations or conditions with respect to the availability of the indicated sources of capital.

Given the unique nature of the cable television franchise that Verizon NY requests to be awarded by the Municipality, capital requirements are anticipated to be minimal. However, Verizon NY intends to satisfy any remaining capital requirements for the proposed system through a variety of internally and externally generated funds. Verizon NY is a financially stable company that has provided telecommunications services in New York State for more than a century. Its parent company, Verizon Communications Inc. is a Dow 30 company that generated more than $138 billion in revenue in 2025. A copy of Verizon Communications Inc.'s 2025 Annual Report to Shareholders is available online at:

https://www.verizon.com/about/sites/default/files/2025-Annual-Report-on-Form-10k.pdf

(7) A statement indicating whether Verizon NY or any of its officers, directors and persons having a legal or equitable interest in 10% or more of the voting stock: (a) has ever been convicted of a crime involving moral turpitude (including criminal fraud) or is presently under indictment charging such a crime; (b) has ever been held liable by any court of competent jurisdiction in any civil action based on fraud, deceit or misrepresentation; or (c) has ever been punished or censured in any jurisdiction for any violation or attempted violation of any law, rule or order relating to cable television operations.

Verizon NY has no knowledge of any such finding of guilt toward Verizon NY, any person controlling Verizon NY, or any officer, director or major stockholder of Verizon NY.

City of Beacon City Council Agenda
07/06/2026

Title:

Appointment of Elizabeth Clough to the Position of Senior Account Clerk Typist

ATTACHMENTS

Finance Director Memorandum for the Appointment of Elizabeth Clough to the Position of Senior Account Clerk Typist

Memorandum

Finance Department

TO: Benjamin Swanson, Deputy City Administrator
Lee Kyriacou, Mayor
Beacon City Councilmembers

FROM: Susan Tucker, Director of Finance

RE: Request for Promotion

DATE: 6/18/26

Deputy Administrator Swanson,

I respectfully request that the City Council consider the promotion for Elizabeth Clough from her current position of Account Clerk Typist to the position of Senior Account Clerk Typist. Elizabeth has been an employee of the City for almost 3 years, she holds a Bachelor's degree, and she is currently reachable on the eligible list for Senior Account Clerk Typist with Dutchess County Department of Human Resources ("Civil Service").

Elizabeth, has handled her roles seamlessly, with a great attitude and excellent customer service skills. She has been an invaluable member of the Finance team by being the point person during the water meter upgrade in which the City changed out over 4,400 meters over 2 years. She has also cross-trained to process the quarterly water billing.

The promotion of Elizabeth to the title of Senior Account Clerk Typist will compensate her for the new duties she has taken on and her excellence in performing them. This promotion will help the Finance Department and the City move forward as we try to improve our practices and streamline our billing and cash receipting systems.

Thank you for your consideration.

City of Beacon City Council Agenda
07/06/2026

Title:

Discussion of Potential Amendments to the Fishkill Creek District

ATTACHMENTS

Title:

Proposed HDLO Nominations

ATTACHMENTS

2026 HDLO Frequently Asked Questions

2026 HDLO Nominations and Draft Forms (Updated May 2026)

Beacon Code Ch. 134 - Historic Preservation

Beacon Code 223-24.7 - Uses Permitted by Special Permit in the HDLO Zone

Historic District & Landmark Overlay (HDLO) Designation Frequently Asked Questions

1. Why is the City considering historical designation, and why does preservation matter?

Beacon's historical neighborhoods, homes, commercial buildings, and civic spaces help define the character, history and identity of our community. The city lost too many of its historical structures during a period of post-war economic decline followed by urban renewal programs. The city established the Historic District and Landmark Overlay Zone (HDLO) in 1991 to encourage preservation of properties of historical or architectural significance, while providing property owners flexibility in property maintenance, a clear review process, and potential offsetting benefits.

---

2. Does historical designation require a property owner to spend money on maintaining or restoring a property?

No. There is no requirement to expend funds on maintenance – that is up to the property owner. Nor is there a requirement to restore a property, e.g., to replace vinyl siding with original wood.

---

3. What exterior property work does NOT require review?

Routine maintenance and repair do not require approval, so long as they do not materially alter or demolish an identified historical feature visible from a public street or sidewalk. Examples include:

- Repairing existing elements in kind
- Painting existing surfaces
- Plumbing, heating, electrical and similar work
- Minor utility/security improvements

---

4. What kinds of exterior changes do require review?

A Certificate of Appropriateness (COA) is required for:

- Alteration of an identified historical feature visible from a public right-of-way
- Demolition of identified historical features
- Addition or new construction visible from a public right-of-way

Examples of altering an identified historical feature that would likely require review:

- Replacing windows with a different design (as opposed to different materials)
- Substantial alteration of a porch
- Removing architectural details noted in the Historic Resource Inventory Form
- Major façade changes
- Additions visible from the street

---

5. If my property already has non-historical features or past alterations, would I be required to remove or reverse them?

No. Historic designation does not automatically require property owners to undo prior alterations or remove existing non-historical features, such as newer fences, replacement siding, altered porches, or non-historical garages. Historic designation is generally forward-looking and is intended to guide future exterior changes to designated features.

---

6. My porch / windows / trim are not original. Does that mean I would be required to restore the exact original historic materials?

No. Historic designation does not require that every existing feature be original historical material. Many older homes have undergone repairs, maintenance, or replacement work over time. An existing porch, railing, window, or trim detail may already be a replacement or later reconstruction of an earlier historical feature. The purpose of historic designation is not to require preservation of the exact original wood, nails, or materials. Rather, it is to help preserve a property's historical appearance and character-defining features over time.

---

7. Are modern improvements like solar panels prohibited?

No. Historic designation is not intended to prevent property owners from making modern upgrades or sustainability improvements. Many modern improvements can be compatible with an historical property. Whether review is required depends on the nature of the proposed work and whether it changes the exterior appearance of designated historical features visible from the public right-of-way.

Examples of improvements that are likely compatible include:

- Modern energy-efficient windows that maintain the same size, configuration and appearance (e.g., replacing historic 6-over-6 windows with energy-efficient 6-over-6)
- Replacing a natural slate roof with high-quality synthetic slate
- Installing solar panels in a manner that minimizes impact on historical character of

By contrast, proposals that substantially change the appearance of an identified historical feature, such as replacing an identified slate roof with asphalt shingles, or removing significant architectural details, may require additional review. The goal of historic designation is not to prevent modernization, but to ensure that improvements and investments respect the historical character of the property and neighborhood.

---

8. Are window air conditioning units allowed?

Yes. Window AC units are permitted on the front-facing window of existing designated buildings. For new buildings and additions, however, the HDLO design standards include restrictions on front-facing window or projecting ACs.

---

9. Will the Planning Board dictate paint colors?

No, unless a color scheme or decorative paint treatment has been specifically listed as a character-defining feature of a property's Historic Resourced Inventory Form or other designation materials. Historic designation does not establish a citywide list of approved paint colors, nor does it require property owners to paint their homes a particular color.

---

10. Who can I talk to before making changes?

Property owners, if they are unsure whether a project requires review, are encouraged to contact the City Building Department before beginning work. Inquiries can be emailed to building@beaconny.gov.

---

11. Will historic designation make home maintenance more expensive?

Not necessarily. Routine maintenance and repair that does not change the outward appearance of the property does not require review. Many routine upkeep activities can continue as they do today.

In some cases, preservation-compatible repairs or materials may cost more than standard alternatives. For example, repairing or replacing historic wood siding, trim, windows, or architectural details may be more expensive than using lower-cost modern substitute materials, such as vinyl products. That is one reason the City provides additional uses (subject to a special use permit) and/or potential assessment benefits intended to make preservation investment more financially manageable.

---

12. Are there financial incentives available for historic properties?

Potentially. The City of Beacon has adopted assessment abatement and tax exemption provisions intended to encourage the preservation and rehabilitation of historic properties, and to help offset some of the costs. Property owners considering a major rehabilitation, restoration, or redevelopment project are encouraged to contact the City Assessor to discuss whether and how a project may qualify for available incentives.

---

13. What if the required work would create financial hardship?

Property owners may apply for an economic hardship review if preservation requirements would make the property incapable of earning a reasonable return. The City's Zoning Board of Appeals can consider relief where hardship is demonstrated.

---

14. Are there any fees for any required historic review and issuance of a COA?

No. There are no City fees for application, public notices, or professional review associated with Certificate of Appropriateness applications or economic hardship applications.

Dated: June 5, 2026

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

(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 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

11 Digger Phelps Ct. – May 18, 2026

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

(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

9 Mattie Cooper Sq. – May 18, 2026

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P.O. BOX 189, WATERFORD, NY 12188
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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 address 25 Beech Street, Rhinebeck, NY 12572

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

(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

11N. Elm Street – May 18, 2026

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P.O. BOX 189, WATERFORD, NY 12188
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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 address 25 Beech Street, Rhinebeck, NY 12572

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

(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

4 N. Elm Street – May 18, 2026

HISTORIC RESOURCE INVENTORY FORM

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& 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 Trustee 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	

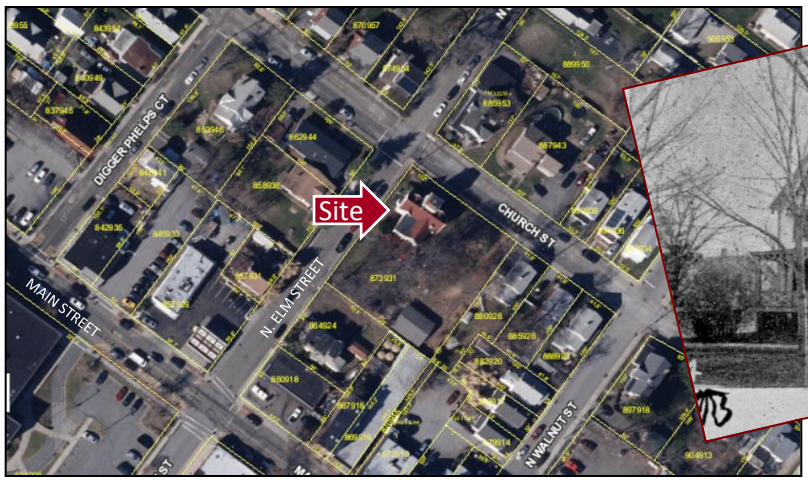
Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North



c. 1900

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

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

(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 0.46-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

17 Church Street – May 18, 2026

17 Church Street – February 2026

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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

(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 0.19-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

27 Church Street – May 18, 2026

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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)

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

159 Fishkill Ave – May 18, 2026

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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

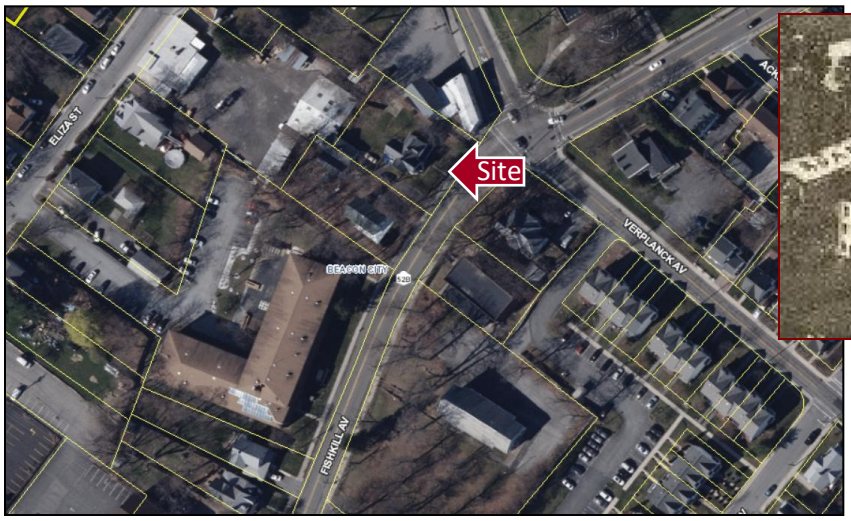
Materials -- please check those materials that are visible

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

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 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

189 Fishkill Ave – May 18, 2026

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	

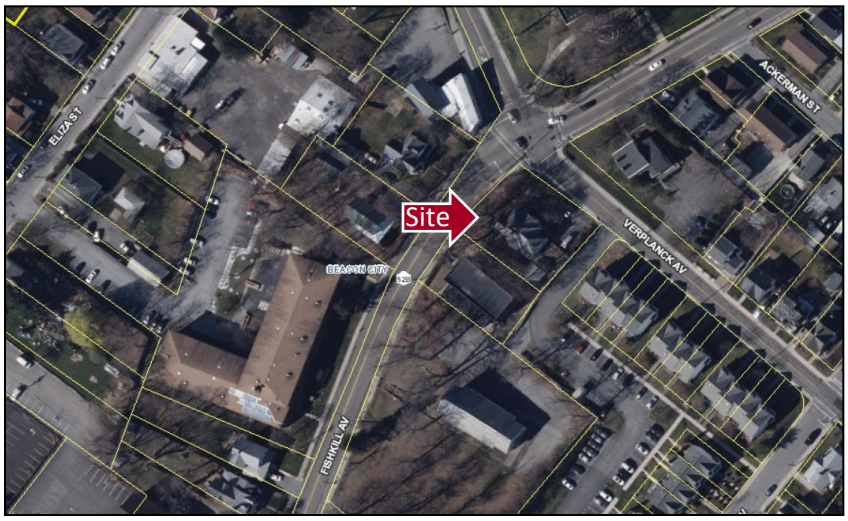
Other materials and their location: _____

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

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 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

194 Fishkill Ave – May 18, 2026

HRW-2327
TOYOTA
PRIUS

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	

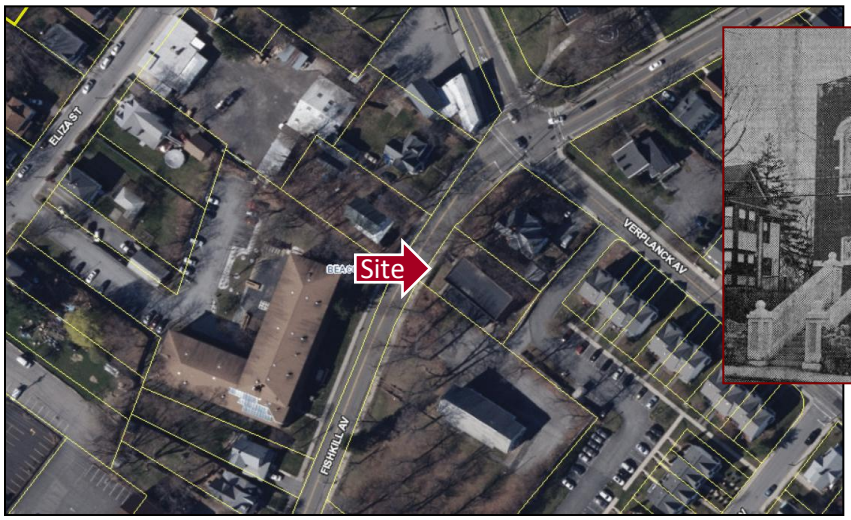
Other materials and their location:

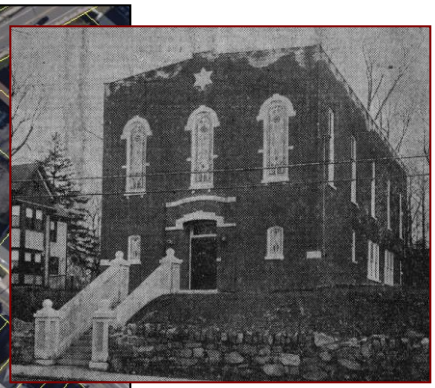
Alterations, if known: Date:

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

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 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.

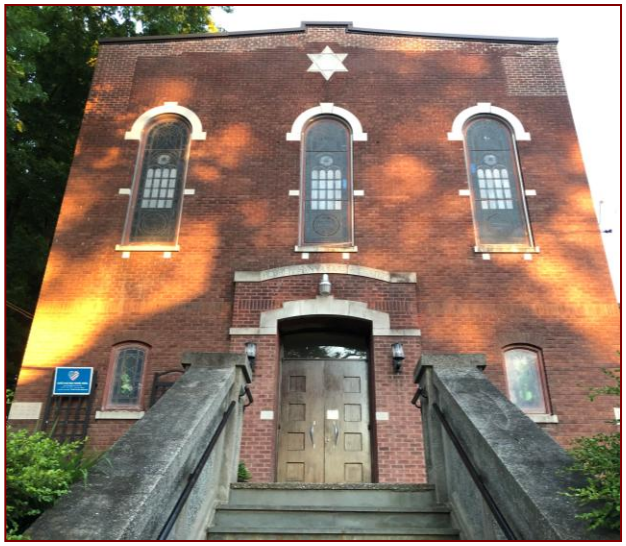
The façade features a raised parapet roofline with a Star of David just below and three tall stained-glass windows. These windows are topped by arched stone elements with central keys and stone sills with supporting blocks below. Two smaller stained-glass windows flank the front entrance with arched 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

331 Verplank Ave – May 18, 2026

NOTICE

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

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 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

26 S. Chestnut – May 18, 2026

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 address 25 Beech Street, Rhinebeck, NY 12572

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

(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 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.

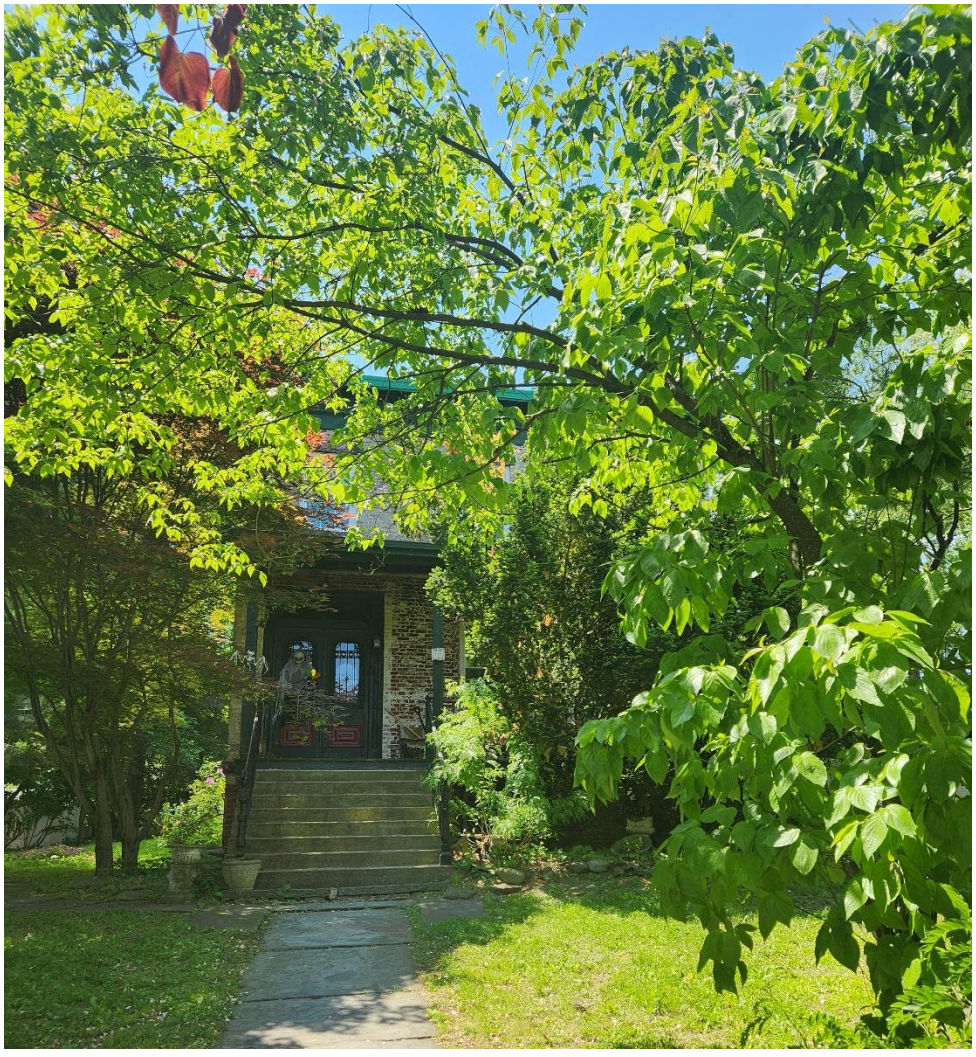
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival 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

11 Commerce St. – May 18, 2026



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 address 25 Beech Street, Rhinebeck, NY 12572

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

(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.

20 South Avenue

Front View (2026)

Front View (2020)

Addition on North Side

20 South Ave. – May 18, 2026

20 South Ave. – February 2026

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

(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 0.37-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

22 South Ave. – May 18, 2026

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

(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 0.42-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

26 South Ave – May 18, 2026

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)

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 0.31-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

30 South Ave. – May 18, 2026

HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Benevolent and Protective Order of Elks Lodge

Address or Street Location 900 Wolcott Avenue

County Dutchess Town/City Beacon Village/Hamlet:

Owner B P O E Address 900 Wolcott Avenue, Beacon, NY 12508

Original use Social Organization Current use Social Organization

Architect/Builder, if known Date of construction, if known 1950

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

William Rothery's estate "Fairview" would become the Beacon Lodge of Elks home in 1926.

Prepared by: Natalie Quinn **address** PO Box 924, Poughkeepsie, NY 12601

Telephone: **email** natalie@karcpc.com **Date** March 2026

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 a 4-acre property on the north side of Wolcott Avenue, prominently sited on a gently sloping parcel set back from the roadway behind an open lawn and abutting Tioronda Avenue and Fulton Avenue. It is a substantial 2-story brick structure constructed in its present form in 1949–1950, with a broad hipped roof and overhanging eaves. The rectangular massing is symmetrical and institutional in character.

The primary façade is defined by a full-width, one-story porch extending across the front elevation. The porch is supported by evenly spaced square brick piers and covered by a low-pitched shed roof. Fenestration consists of regularly spaced rectangular window openings with soldier-course brick lintels and stone or cast concrete sills, aligned vertically between floors. The main entrance is centered beneath the porch and accessed by a short flight of steps. The side and rear elevations are simpler in treatment, with evenly spaced window openings and minimal ornamentation.

The present building reflects a significant renovation and expansion undertaken in 1949–1950, during which the original Fairview residence was incorporated into a larger two-story brick lodge structure. The earlier house, formerly characterized by a mansard roof and wraparound porch, is no longer visible from the exterior, having been subsumed within the expanded masonry building. The current exterior massing, roof form, and porch configuration date from this mid-20th-century reconstruction. Despite this substantial alteration from its original residential appearance, the building retains integrity in its mid-century lodge form, materials, and overall institutional character.

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 Beacon Elks Lodge is significant for its association with the Benevolent and Protective Order of Elks, Lodge No. 1493, chartered in 1924. In 1926, the organization acquired the “Fairview” estate, formerly owned by William Rothery, son of file manufacturer John Rothery, whose factory operated nearby along the creek. The property later passed to Beacon attorney James G. Meyer before becoming the permanent home of the Elks.

In 1949–1950, the lodge undertook a major expansion, incorporating the earlier Fairview residence into the present two-story brick structure. From this location, the Elks played an important role in Beacon’s civic and social life throughout the 20th century. During World War II, the lodge hosted send-off ceremonies and luncheons on its grounds for Beacon’s military draftees, working alongside the Red Cross and American Legion Auxiliary. The organization has continued a long tradition of charitable, civic, and community service activities.

The property retains integrity of location, design, materials, workmanship, and association as a mid-20th-century fraternal lodge. As a purpose-built institutional structure reflecting both Beacon’s industrial-era residential history and the civic prominence of fraternal organizations, the Beacon Elks Lodge possesses special historic and cultural value as part of the City’s development and meets the criteria for designation under §134-4B of the Historic Preservation Chapter.

900 Wolcott Avenue Front View Side Views

900 Wolcott Ave. – May 18, 2026

Chapter 134

HISTORIC PRESERVATION

§ 134-1.	Purpose.	§ 134-7.	Central Main Street District, site development plan or special permit design standards.
§ 134-2.	Historic District and Landmark Overlay Zone.	§ 134-8.	Hardship criteria and application procedure.
§ 134-3.	Definitions.	§ 134-9.	Enforcement.
§ 134-4.	Designation of landmarks or historic districts.	§ 134-10.	Penalties for offenses.
§ 134-5.	Uses permitted by special permit.	§ 134-11.	Fees.
§ 134-6.	Certificate of appropriateness.	§ 134-12.	Assessment abatement.

[HISTORY: Adopted by the Council of the City of Beacon 10-21-1991 by L.L. No. 10-1991; amended in its entirety 11-16-2020 by L.L. No. 11-2020. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 223.

§ 134-1. Purpose.

The City of Beacon wishes to encourage the preservation of properties that are of special historical or architectural significance.

§ 134-2. Historic District and Landmark Overlay Zone.

An Historic District and Landmark Overlay Zone (HDLO) is hereby established for the purpose of encouraging the preservation of properties of special historical or architectural significance.

§ 134-3. Definitions.

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give them the same meanings as they have in common usage and so as to give this chapter its most reasonable application.

ALTERATION — Any act or process that changes one or more of the identified historical features of a structure that is visible from a public street, public sidewalk or public park, including but not limited to the construction, demolition, moving or removal of any structure. For the purposes of this chapter, alteration excludes maintenance, repair or replacement of an identified historical feature which does not involve a change in design or outward appearance, as well as plumbing and/or electrical work and any minor, accessory, utility or security-related changes that do not substantially detract from the historic property. In the HDLO Zone, a building permit and certificate of appropriateness are required for an alteration.

CERTIFICATE OF APPROPRIATENESS — A certificate issued by the Planning Board authorizing the

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alteration, construction or demolition of an identified historical feature of a designated historic property or structure located wholly or partially within a designated historic district.

CERTIFICATE OF ECONOMIC HARDSHIP — A certificate issued by the Zoning Board of Appeals authorizing the alteration, construction or demolition where a certificate of appropriateness has previously been denied by the Planning Board.

IDENTIFIED HISTORICAL FEATURE — An exterior feature of a structure or property specifically identified as a contributing historic element in the Historic Resource Inventory Form and open to view from a public street, public sidewalk or public park. Where an historic property does not have an Historic Resource Inventory Form, the design and general arrangement of the exterior of a structure open to view from a public street, public sidewalk or public park, including the nature and style of the building, windows, doors, or similar items found on or related to the exterior of an historic structure, shall be considered an identified historical feature.

HISTORIC DISTRICT — An area designated as an "historic district" by action of the City Council in enacting this chapter and which contains within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK — A property or structure designated as a landmark by action of the City Council pursuant to this chapter. This definition shall also include all nonhistoric properties located in an area designated as an historic district by action of the City Council.

§ 134-4. Designation of landmarks or historic districts.

A. The City Council may act upon its own initiative, or upon petition from the owner of a proposed landmark, site, structure or property, the Planning Board, or an historic preservation committee, to consider designation of an historic district or historic landmark, site, structure or property. All designated historic districts and landmarks shall be included in the HDLO. All nominations shall include a New York State Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Form, or an equivalent form, describing the building and site and identifying the criteria for nomination under§ 134-4B.

B. The City Council shall determine whether a proposed district or landmark meets one or more of the following criteria:

   (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;

   (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;

   (3) Is eligible for inclusion on the State or National Registers of Historic Places.

C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.

D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least 14 calendar days prior to the date of such hearing.

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E. The City Council shall hold a public hearing prior to designation of any landmark or historic district.

F. In determining whether to designate a new historic property, the City Council shall consider the factors listed in § 134-4B and any testimony or evidence presented during the public hearing.

G. The City Council shall make a decision within 60 days of the conclusion of the hearing on the proposed designation. If the City Council fails to act within 60 days, or fails to extend the period in which to act, the designation shall be deemed to have been denied. A supermajority vote of five Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

H. The City Council shall notify the owner of each designated historic landmark.

I. Designated historic landmarks shall be shown on the City of Beacon Zoning Map.

§ 134-5. Uses permitted by special permit.

Section 223-24.7 of Chapter 223, Zoning, of the City Code, enumerates additional uses that may be permitted by special permit, issued by the Planning Board in the Historic District and Landmark Overlay Zone, and the process by which such uses may be permitted.

§ 134-6. Certificate of appropriateness.

A. Applicability. Applications for a building permit involving alteration, construction, or demolition of an identified historical feature of a designated historic landmark or property located wholly or partially within a designated historic district shall require certificate of appropriateness approval from the Planning Board. No building permit shall be issued until a certificate of appropriateness has first been issued by the Planning Board or a certificate of economic hardship is approved by the Zoning Board. If a certificate of appropriateness has been approved, then a building permit or any other approval issued for the same work or activity shall be consistent with the terms and requirements of the certificate of appropriateness. If the certificate of appropriateness is denied, the Building Inspector shall refuse to grant a building or other permit. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any identified historical feature of a landmark or property within an historic district which does not involve a change in design or outward appearance.

B. Application. The Building Inspector shall transmit any building permit application involving alteration, construction, or demolition of an identified historical feature of an historic property or structure located wholly or partially within a designated historic district to the Planning Board. Prior to transmitting the building permit application, the Building Inspector shall advise the applicant whether additional drawings, building material samples or any other information is required as the Building Inspector, in their discretion, deems necessary and appropriate to assist the Planning Board's review. The Planning Board shall review the building permit application pursuant to the criteria set forth in § 134-6C to determine whether to issue a certificate of appropriateness.

C. Criteria. In determining whether to issue a certificate of appropriateness, the Planning Board shall give consideration to the following:

(1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.

(2) The relationship of the identified historical features of such structure to the rest of the structure and to the surrounding area.

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(3) For an addition or new structure, the compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, if applicable, spacing and proportion of windows and doors, exterior architectural details, and street-front fixtures.

(4) For a proposal requiring site development plan or special permit approval in addition to a certificate of appropriateness, the Planning Board shall apply the design standards in § 134-7.

D. Review.

(1) The certificate of appropriateness required by this chapter shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Beacon. Where site plan review, special permit or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.

(2) The Planning Board shall approve, deny or approve the permit with modifications within 60 days from the Planning Board's receipt of the completed building permit application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

§ 134-7. Central Main Street District, site development plan or special permit design standards.

In applying the principle of compatibility, the City Council or Planning Board shall use the following standards when considering any application in the Central Main Street District, a site development plan application, or special permit, pertaining to a designated historic property. Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board or City Council finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the standard is an optional guideline that is encouraged but not required.

A. The design, character, and appropriateness to the property of the proposed alteration or new construction.

(1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.

(2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.

(3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.

(4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.

(5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

B. The scale and height of the proposed alteration or new construction in relation to the property itself,

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surrounding properties, and the neighborhood.

(1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.

(2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

(3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.

(4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

C. Architectural and site elements and their relation to similar features of other properties in the HDLO.

(1) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

(2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

(3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.

(4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.

(5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.

(6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

(7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

(8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

(9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

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(10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

§ 134-8. Hardship criteria and application procedure.

A. An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals for a certificate of economic hardship to obtain relief from the requirements of this chapter. Upon receipt of an application for relief, the Zoning Board shall, within 45 calendar days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

B. At the public hearing, the Zoning Board may hear testimony and entertain the submission of written evidence from the applicant and/or the public.

C. To obtain a certificate of economic hardship, the applicant must prove the existence of economic hardship by establishing that:

(1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

(3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.

D. The Zoning Board shall take into consideration the economic feasibility of alternatives to alteration, construction or demolition of a landmark, or portion thereof, and balance the interest of the public in preserving the historic landmark or building, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof.

E. The Zoning Board shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall be in writing and shall state the reasons for granting or denying the hardship application.

§ 134-9. Enforcement.

All work performed pursuant to a certificate of appropriateness issued under this chapter shall conform to any requirements included therein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Planning Board, the Building Inspector shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

§ 134-10. Penalties for offenses.

A. Failure to comply with any of the provisions of this chapter shall be deemed a violation, and the violation is subject to the penalties provided in § 223-53 of Chapter 223, Zoning.

B. The City Council is also authorized to institute any and all actions required to enforce this chapter. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

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§ 134-11. Fees.

The applicant shall not be charged an application fee, professional review fees or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness or economic hardship application, except for any fees associated with another land use application concerning the historic property.

§ 134-12. Assessment abatement.

Any person who is granted a certificate of appropriateness and performs the work detailed in the application submitted to the Planning Board will not be subject to an increase in assessment for the subject property as a result of the improvements made to the buildings and structures on said property. This clause does not apply to applicants who also receive a special permit as set forth in § 223-18 of Chapter 223, Zoning.

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§ 223-24.7. Uses permitted by special permit in the Historic District and Landmark Overlay Zone. [Added 5-17-2010 by L.L. No. 4-2010; amended 4-16-2018 by L.L. No. 8-2018; 6-15-2020 by L.L. No. 7-2020; 11-16-2020 by L.L. No. 11-2020]

The following uses may be permitted by special permit, issued by the Planning Board, in the Historic District and Landmark Overlay Zone:

A. Specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood. Such uses may include:

   (1) Artists' or artisans' studios.

   (2) Antique shops.

   (3) Rare book, coin or stamp shops or similar type uses as determined by the Planning Board.

B. Residential, hotel or professional uses, provided that they are appropriate to the structure, compatible with the neighborhood and are located on a road that can accommodate increased traffic as determined by the Planning Board. These uses may include the following:

   (1) Sit-down restaurants not to exceed a seating capacity of 50.

   (2) Bed-and-breakfast establishments not to exceed 10 guest bedrooms, subject to the requirements of § 223-24.4B, C and E.

   (3) Professional offices not to exceed 10 employees.

   (4) Multifamily residential use not to exceed four units.

   (5) Artist live/work spaces not to exceed four units.

   (6) Hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views.

C. Special permits warranted under certain conditions.

   (1) Notwithstanding the limitations in Subsection B above, and with the exception of Subsection B(2), the Planning Board may approve a special permit for any of the uses listed in said section, and may allow a larger number of seats, employees, dwelling units, or artist live/work spaces, when it determines that such larger number is warranted by one or more of the following:

      (a) Building(s) size.

      (b) Building(s) configuration.

      (c) The nature of the proposed preservation and/or adaptive reuse of the building(s).

      (d) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.

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(2) In approving any such special permit, the Planning Board shall establish such limitations on the number of seats, employees, dwelling units, artist live/work spaces, or accessory uses and structures as it deems warranted.

D. Findings.

(1) The Planning Board must make the following findings before special permit approval is granted:

(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

(b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

(c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

(d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

(2) These standards shall be in addition to the general special permit standards set forth in § 223-18 and the standards set forth in § 134-7.

E. A site plan shall be submitted to accompany any special permit application under this section. The site plan shall be accompanied by schematic architectural drawings which shall show the existing conditions of the property and any existing structure and the proposed restoration or construction. The Planning Board must approve a certificate of appropriateness in order to grant site plan approval as set forth above.[1]

1. **Editor's Note: Former § 223-24.8, Amusement centers containing only vintage amusement devices, added 8-30-2010 by L.L. No. 12-2010, which immediately followed this section, was repealed 1-22-2019 by L.L. No. 1-2019.**

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Title:

Proposed 2027-2031 Capital Program

ATTACHMENTS

Proposed 2027-2031 Capital Program

Proposed 2027 Capital Financing Plan

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
GENERAL FUND							
FIRE DEPARTMENT							
Firefighter Personal Protective Equipment	24,893	24,893					24,893
Chevy Tahoe	83,000	83,000					83,000
Chevy 2500	88,766	88,766					88,766
Compressor for Cascade System	55,093	55,093					55,093
							-
ROAD RECONSTRUCTION							-
Mill & Pave Streets/Install ADA Curb Ramps	500,000			500,000			500,000
Beekman Street Pedestrian & Bicycle Improvements	3,561,150			3,561,150			3,561,150
							-
CITY BUILDING & LOTS							-
Parking Lot Improvements	46,200	46,200					46,200
Memorial Building ADA Entrance (Teller Avenue side)	83,000	83,000					83,000
							-
SIDEWALKS							-
Sidewalk Improvements	250,000	60,790		189,210			250,000
							-
STORM DRAINS							-
Repair & Replace Stormwater lines	100,000	100,000					100,000
							-
BUILDING DEPARTMENT							-
Chevy Silverado (Electric)	55,000				55,000		55,000
							-
HIGHWAY DEPARTMENT							-
1-Ton Dump Truck with Plow	100,000	100,000					100,000
3/4-Ton F250 with lift gate	82,000	82,000					82,000
10 Wheel Swap Loader (additional funds)	105,000	105,000					105,000
Salt Brine System Set up	73,500	73,500					73,500
2027 Track Loader	340,000		340,000				340,000
							-
PARKS & RECREATION DEPARTMENT							-
Memorial Park Renovation of Southwest Corner (phase in)	400,000	308,000				92,000	400,000
							-
POLICE DEPARTMENT							-
Body Worn Camera & Electronic Control Weapons	31,642	31,642					31,642
Patrol Vehicle - Interceptor (Hybrid)	72,809	72,809					72,809
Unmarked Pickup Truck Ford F-250	65,993	65,993					65,993

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
Drone Program	59,233	59,233					59,233
Server - Camera System Upgrade	30,939	30,939					30,939
Subtotal General Fund	**6,208,218**	**1,470,858**	**340,000**	**4,250,360**	**55,000**	**92,000**	**6,208,218**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
WATER FUND							
1-Ton Dump Truck with Plow	100,000	100,000					100,000
Utility Maintenance Truck	350,000		350,000				350,000
Well #1 Pump Replacement	150,000	150,000					150,000
Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000		1,900,000				1,900,000
(Additional funds)	150,000	150,000					150,000
Rail Trail Water Main Engineering	150,000	150,000					150,000
Generator Replacement at Water Plant (Additional Funds)	50,000	50,000					50,000
High Lift Pump # 4- Construction	250,000		250,000				250,000
Subtotal Water Fund	**3,100,000**	**600,000**	**2,500,000**	**-**	**-**	**-**	**3,100,000**
SEWER FUND							
Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	147,460					147,460
Liquid Waste Screening Equipment Upgrade (Rake)	252,000		252,000				252,000
Primary Effluent Pump Replacement & Installation	106,000	106,000					106,000
RAS pumps	57,000	57,000					57,000
Concentration Tanks Pump Repacement	44,667	44,667					44,667
Subtotal Sewer Fund	**607,127**	**355,127**	**252,000**	**-**	**-**	**-**	**607,127**
							-
GRAND TOTAL	**9,915,345**	**2,425,985**	**3,092,000**	**4,250,360**	**55,000**	**92,000**	**9,915,345**

City of Beacon City Council Agenda
07/06/2026

Title:

Proposed Amendments to the 2026 Budget

ATTACHMENTS

Finance Director Memorandum Regarding Proposed Amendments to the 2026 Budget

City of Beacon
Council Budget Amendments
July 6, 2026 Meeting

1. Amend the 2026 Sewer Fund Budget to provide for funds for the increase in costs to the sludge hauler contract. Below is the proposed budget amendment:

TRANSFER TO:		
G -08-8130-446600-	REFUSE REMOVAL	$161,000
TRANSFER FROM:		
G -01-1990-400001-	CONTINGENCY FUND	$ 20,000
G -01-1990-400004-	CONTINGENCY-RETIREMENT	5,000
G -00-0000-009090-	FUND BALANCE	136,000
		$161,000

2. Amend the 2026 General Fund Police Budget to provide for payments of accumulated and unused time upon one retirement. Below is the proposed budget amendment:

TRANSFER TO:		
A -03-3120-190000-	SEVERANCE/RETIREMENT PAY	$ 18,885
TRANSFER FROM:		
A -01-1990-400004-	CONTINGENCY-RETIREMENT	$ 18,885

Respectfully submitted,
Susan K. Tucker CPA

Title:

Resolution No. 53 - Appointing Elizabeth Clough to the Position of Senior Account Clerk Typist

ATTACHMENTS

Resolution Appointing Elizabeth Clough to the Position of Senior Account Clerk Typist

Finance Director Memorandum for the Appointment of Elizabeth Clough to the Position of Senior Account Clerk Typist

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 53 OF 2026

APPOINTING ELIZABETH CLOUGH TO THE POSITION OF SENIOR ACCOUNT CLERK TYPIST

WHEREAS, Elizabeth Clough meets the qualifications for the position of Senior Account Clerk Typist, and is recommended for appointment to the position by the Finance Director.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Elizabeth Clough to the position of Senior Account Clerk Typist.

Resolution No. 53 of 2026			**Date: July 6, 2026**				
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Memorandum

Finance Department

TO: Benjamin Swanson, Deputy City Administrator
Lee Kyriacou, Mayor
Beacon City Councilmembers

FROM: Susan Tucker, Director of Finance

RE: Request for Promotion

DATE: 6/18/26

Deputy Administrator Swanson,

I respectfully request that the City Council consider the promotion for Elizabeth Clough from her current position of Account Clerk Typist to the position of Senior Account Clerk Typist. Elizabeth has been an employee of the City for almost 3 years, she holds a Bachelor's degree, and she is currently reachable on the eligible list for Senior Account Clerk Typist with Dutchess County Department of Human Resources ("Civil Service").

Elizabeth, has handled her roles seamlessly, with a great attitude and excellent customer service skills. She has been an invaluable member of the Finance team by being the point person during the water meter upgrade in which the City changed out over 4,400 meters over 2 years. She has also cross-trained to process the quarterly water billing.

The promotion of Elizabeth to the title of Senior Account Clerk Typist will compensate her for the new duties she has taken on and her excellence in performing them. This promotion will help the Finance Department and the City move forward as we try to improve our practices and streamline our billing and cash receipting systems.

Thank you for your consideration.

Title:

Resolution No. 54 - Designating Certain Properties as a Historic Landmark

ATTACHMENTS

Resolution Designating Certain Properties as a Historic Landmark

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 54 OF 2026

DESIGNATING CERTAIN PROPERTIES AS A HISTORIC LANDMARK

WHEREAS, Chapter 134 of the Code of City of Beacon (the **"**City Code**"**) authorizes the City Council of the City of Beacon (the **"**City Council**"**) to designate a landmark, site, structure or property, with special historical, architectural, cultural, or aesthetic value as a historic landmark; and

WHEREAS, § 134-4 of the City Code provides that any landmark, site, structure or property may be nominated for historic designation by the City Council, the Planning Board, a historic preservation committee, or upon petition of the owner of the property for which historic designation is requested; and

WHEREAS, the City Council has acted upon its own initiative to propose the historic designation of the following properties:

1) 22 South Avenue, Parcel ID# 5954-26-750920;

2) 331 Verplanck Avenue, Parcel ID# 6054-29-056850;

3) 900 Wolcott Avenue, Parcel ID# 6054-37-004630; and

WHEREAS, the nomination included a New York State Office of Parks, Recreation and Historic Preservation Resource Inventory Form, a copy of which is on file in the Office of the City Clerk and is available for review; and

WHEREAS, the City Council discussed the proposed historic designation of the aforementioned properties and discussed the Historic Inventory Forms for said properties at its meetings held on February 2, 2026, March, 2, 2026, April 20, 2026, June 15, 2026, and July 6, 2026; and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, 6 NYCRR § 617.4(c)(38), and accordingly, no further environmental review is required; and

WHEREAS, on March 2, 2026, the City Council adopted a resolution setting a public hearing for April 6, 2026, which was adjourned to April 20, 2026, to receive comments from the owners and public concerning the proposed historic designations of the aforementioned properties; and

WHEREAS, on April 5, 2026, notice of the public hearing was published in the Poughkeepsie Journal; and

WHEREAS, on April 6, 2026, the City mailed notice of the proposed designations to the addresses of the property owners thereof, as shown on the tax roll for the City of Beacon, and such notice advised the owners of the proposed historic designations and date, time, and location of the City Council's public hearing thereon; and

WHEARAS, on April 6, 2026, the City Council opened and adjourned a duly noticed public hearing on the proposed historic designations of the aforementioned properties, which was continued to April 20, 2026 meeting and subsequently closed at the June 15, 2026 meeting, at which times all those in attendance were given an opportunity to be heard on the proposed historic designations; and

WHEREAS, on June 5, 2026, additional notice(s) were mailed to the mailing addresses of the property owners, which again advised the owners of the proposed historic designations, and the next anticipated date the City Council would be considering action thereon; and

WHEREAS, the City also engaged in a public service campaign to advise property owners and the public of the City Council's intent to take action on the proposed designations, which included the posting of a Frequently Asked Questions (FAQ) on the City's official website and social media; and

WHEREAS, the owners of each of the above three (3) properties have informed the City they consent to their property being designated as an historic property; and

WHEREAS, the City Council has considered the factors set forth under § 134-4(B) of the City Code, and upon the record before them, including testimony during the public hearing, and a review of the Historic Inventory Forms has found that the below listed properties satisfy the factors for historic designation.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby makes the following findings pursuant to § 134-4 of the City Code:

1. The Property located at **22 South Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-26-750920:

   Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 2 ½ story Gothic Revival house constructed in the mid 1800's, is one of the most intact examples of its type, style and scale remaining in the City of Beacon which retains its original character and decorated features with its 1 ½ story southern section,

multi-gabled roof, two brick chimney with pots, and a raised basement level. 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. As such, this Gothic Revival house embodies distinguishing characteristics of its architectural period and style.

2. The Property located at **331 Verplanck Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 6054-29-056850:

    a. **Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship**. This religious 2-story brick structure with a flat roof constructed in 1929 according to a stone block on the front corner. As early as the 1946 Sanborn map, the property is identified as the "Hebrew Synagogue and Center" and is one of the most intact examples of its type, scale and period in the City. 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 projects from the facade with a shallow stone arch above and the name of the building inscribed along the top edge. As such, this brick religious building embodies distinguishing characteristics of its architectural period and style. As such, this religious 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.

    b. **Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community.** The establishment of the synagogue at 331 Verplanck Avenue mirrors the growth of Beacon itself. In the early 20th century, a wave of Jewish immigrants, many from Russia and Eastern Europe, settled in the Hudson Valley to work in Beacon's booming clothing and manufacturing factories. As these individuals lacked a formal sanctuary, the original founders, such as Samuel Beskin (Beacon's first documented Jewish resident) and Sidney Schuman, held early services in local banks and rented halls. The 1929 construction of the synagogue marked a physical declaration of permanence and pride for Beacon's Jewish community. As

a purpose-built religious structure reflecting both Beacon's industrial-era immigrant history and the cultural prominence of the Jewish community in the City, the Hebrew Synagogue and Center possesses special historic and cultural value as part of the City's development and meets the criteria for designation under § 134-4(B)(2) of the Historic Preservation Law.

3. The Property located at **900 Wolcott Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# Parcel ID# 6054-37-004630:

    a. **Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship.** This substantial 2-story brick structure, constructed in its present form between 1949 and 1950, is owned and utilized by the Benevolent and Protective Order of Elks Lodge. The building, located on a 4-acre parcel retains its architectural characteristics of a mid-century fraternal organization. The primary façade is defined by a full-width, one-story porch extending across the front elevation. The porch is supported by evenly spaced square brick piers and covered by a low-pitched shed roof. Fenestration consists of regularly spaced rectangular window openings with soldier-course brick lintels and stone or cast concrete sills, aligned vertically between floors. The main entrance is centered beneath the porch and accessed by a short flight of steps. The side and rear elevations are simpler in treatment, with evenly spaced window openings and minimal ornamentation. The present building reflects a significant renovation and expansion undertaken in 1949–1950, during which the original Fairview residence was incorporated into a larger two-story brick lodge structure. The earlier house, formerly characterized by a mansard roof and wraparound porch, is no longer visible from the exterior, having been subsumed within the expanded masonry building. The current exterior massing, roof form, and porch configuration date from this mid-20th-century reconstruction. Despite this substantial alteration from its original residential appearance, the building retains integrity in its mid-century lodge form, materials, and overall institutional character. As such, this brick building embodies distinguishing characteristics of its architectural period and style.

    b. **Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community.** The building is significant for its association with the Benevolent and Protective Order of Elks, Lodge No. 1493, charted in 1924. Two years later, in 1926, the organization acquired the "Fairview" estate, formerly owned by William Rothery, son of file manufacturer John Rothery, whose factory operated nearby along the creek. The property later passed to a local Beacon attorney named James G. Meyer before becoming the permanent home of the Beacon Elks Lodge, Chapter 1493. Between 1949 and 1950, the lodge undertook a major expansion, incorporating the earlier

Fairview estate residence into the present two-story brick structure. From this location, the Beacon Elks organization played an important role in Beacon's civic and social life throughout the 20th century. During World War II, the lodge hosted send-off ceremonies and luncheons on its grounds for Beacon's military draftees, working alongside the Red Cross and American Legion Auxiliary. The organization has continued a long tradition of charitable, civic, and community service activities. The property retains its integrity of location, design, materials, workmanship, and association as a mid-20th-century fraternal lodge. As a purpose-built institutional structure reflecting both Beacon's industrial-era residential history and the civic prominence of fraternal organizations, the Beacon Elks Lodge possesses special historic and cultural value as part of the City's development and meets the criteria for designation under § 134-4(B)(2) of the Historic Preservation Law.

BE IT FURTHER RESOLVED, in accordance with the provisions of Chapter 134 of the City of the City of Beacon, the City Council hereby designates the properties located at **22 South Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-26-750920, **331 Verplanck Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 6054-29-056850, and **900 Wolcott Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# Parcel ID# 6054-37-004630, as historic landmarks; and

BE IT FURTHER RESOLVED, the aforementioned designated historic landmarks shall be shown on the Zoning Map of the City of Beacon; and

BE IT FURTHER RESOLVED, the City Clerk is directed to provide a copy of this resolution to the Building Inspector and transmit a copy to the mailing address for the owner of each of the aforementioned properties.

Resolution No. 54 of 2026		**Date: July 6, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
07/06/2026

Title:

Resolution No. 55 - Designating Certain Properties as a Historic Landmark

ATTACHMENTS

Resolution Designating Certain Properties as a Historic Landmark

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 55 OF 2026

DESIGNATING CERTAIN PROPERTIES AS A HISTORIC LANDMARK

WHEREAS, Chapter 134 of the Code of City of Beacon (the "City Code") authorizes the City Council of the City of Beacon (the "City Council") to designate a landmark, site, structure or property, with special historical, architectural, cultural, or aesthetic value as a historic landmark; and

WHEREAS, § 134-4 of the City Code provides that any landmark, site, structure or property may be nominated for historic designation by the City Council, the Planning Board, a historic preservation committee, or upon petition of the owner of the property for which historic designation is requested; and

WHEREAS, the City Council has acted upon its own initiative to propose the historic designation of the following properties:

1) 11 Digger Phelps Court, Parcel ID# 5954-27-843954;

2) 9 Mattie Cooper Square, Parcel ID# 5954-27-853946;

3) 4 N. Elm Street, Parcel ID# 5954-27-864924;

4) 27 Church Street, Parcel ID# 5954-28-897918;

5) 189 Fishkill Avenue, Parcel ID# 6054-29-047864;

6) 11 Commerce Street, Parcel ID# 5954-27-771935;

7) 20 South Avenue, Parcel ID# 5954-27-753929; and

WHEREAS, the nomination included a New York State Office of Parks, Recreation and Historic Preservation Resource Inventory Form, a copy of which is on file in the Office of the City Clerk and is available for review; and

WHEREAS, the City Council discussed the proposed historic designation of the aforementioned properties and discussed the Historic Inventory Forms for said properties at its meetings held on February 2, 2026, March, 2, 2026, April 20, 2026, June 15, 2026, and July 6, 2026; and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, 6 NYCRR § 617.4(c)(38), and accordingly, no further environmental review is required; and

WHEREAS, on March 2, 2026, the City Council adopted a resolution setting a public hearing for April 6, 2026, which was adjourned to April 20, 2026, and continued to June 15, 2026, to receive comments from the owners and public concerning the proposed historic designations of the aforementioned properties; and

WHEREAS, on April 5, 2026, notice of the public hearing was published in the Poughkeepsie Journal; and

WHEREAS, on April 6, 2026, the City mailed notice of the proposed designations to the addresses the property owners thereof, as shown on the tax roll for the City of Beacon, and such notice advised the owners of the proposed historic designations and date, time, and location of the City Council's public hearing thereon; and

WHEARAS, on April 6, 2026, the City Council opened and adjourned a duly noticed public hearing on the proposed historic designations of the aforementioned properties, which was continued to April 20, 2026 meeting and subsequently closed at the June 15, 2026 meeting, at which times all those in attendance were given an opportunity to be heard on the proposed historic designations; and

WHEREAS, on June 5, 2026, additional notice(s) were mailed to the mailing addresses of the property owners, which again advised the owners of the proposed historic designations, and the next anticipated date the City Council would be considering action thereon; and

WHEREAS, the City also engaged in a public service campaign to advise property owners and the public of the City Council's intent to take action on the proposed historic designations, which included the posting of a Frequently Asked Questions (FAQ) on the City's official website and social media; and

WHEREAS, the City Council has considered the factors set forth under § 134-4(B) of the City Code, and upon the record before them, including testimony during the public hearing, and a review of the Historic Inventory Forms has found that the below listed properties satisfy the factors for historic designation.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby makes the following findings pursuant to § 134-4 of the City Code:

1. The Property located at **11 Digger Phelps Court**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-27-843954:

Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 2-story Italianate wood structure with a flat roof, first appearing on the maps of the City of Beacon in 1884, is one of the most intact examples of its type, scale and period in the City. Other than replacement windows, the building retains its original Italianate character, particularly with its detailed front porch. It features a flat roof, a broad cornice, a wide frieze with a pointed cutout 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 dentilled cornice on the south side. There is a one-story section to the rear. While the window sashes and the chimney near the south roof line appear to be more modern replacements, the building is largely intact and reflects its original character. As such, this Italianate wood home embodies the distinguishing characteristics of its architectural period and style.

2. The Property located at **9 Mattie Cooper Square**, known and designated on the Tax Map of the City of Beacon as Parcel ID # 5954-27-853946:

   Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 2 ½ story Victorian residence, first appearing on the 1884 Sanborn Map, retains most of its original character, particularly its decorative vergeboard, detailed front porch, and bay window. It is one of the most intact examples of Victorian residences remaining in the City. The Victorian residence possesses a 1½-story rear section, with gable roofs, which are also featured on the front section of the building. 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 covered with 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. However, the building remains one of the most intact Victorian residences and embodies the characteristics of this architectural period and style.

3. The Property located at **4 N. Elm Street**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-27-864924:

Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 1 ½ story Second Empire structure with a raised basement and mansards roof with multiple hooded dormers is one of most the intact examples of its type, scale and period in the City. The home first appears on the 1884 Sanborn Map. The building is particularly notable for being a Second Empire residence of modest size. 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. However, the building retains nearly all of its original character, including its distinctive roof and cornice. As such, this Second Empire home embodies the distinguishing characteristics of its architectural period and style.

4. The Property located at **27 Church Street**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-28-897918:

   Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship. This 2-story late-Victorian home is one of the most intact examples of its type, scale, and period remaining in the City. First appearing on the 1896 Sanborn Map, the home has a cross-gable roof, a central brick chimney, and a 2-story rear section. The front porch, extending around the west side, contain round Tuscan columns. The western cross-section of the house has a cutaway bay on the first level with a decorated overhand. The original siding has been covered over with asbestos siding and the window sashes and porch railing appear to be 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. Nonetheless, the building retains most of its original character, in particular its distinctive two-sided front porch. Accordingly, this late-Victorian home embodies the distinguishing characteristics of this architectural period and style.

5. The Property located at **189 Fishkill Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 6054-29-047864:

   Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community. This 2 ½ story residence, constructed circa 1885, is associated with a historic person, James V.

Forrestal (1882-1949). Born in Beacon, and graduating from Matteawan High School at the age of 16, James V. Forrestal was a naval aviator in World War I and Wall Street executive until World War II. A friend of President Franklin D. Roosevelt, he was appointed as Undersecretary of the Navy in 1940 and Secretary of the Navy in 1944. James V. Forrestal oversaw the effective mobilization of the war effort during World War II, and is notable for advocacy pertaining to racial integration in the military. In 1947, President Truman appointed James V. Forrestal as the first Secretary of Defense. He resigned from the position in 1949. Commissioned in 1955, the USS *Forrestal*, was the first American supercarrier and was named after James V. Forrestal. Additionally, a major office building in Washington D.C., and an elementary school in Beacon, were subsequently named after him. As such, the property is associated with a person of special historic value as part of the cultural, political and social history of Beacon and qualifies for historic designation pursuant to § 134-4(B)(2) of the City Code.

6. The Property located at **11 Commerce Street**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-27-771935:

    a. **Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship.** This 2-story Italianate brick building is one of the most intact examples of its type, scale, and period in the City. Constructed in the mid-to-late 1800s, the house features a flat roof and brick chimney. The roof line contains 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. As such, this largely intact Italianate building embodies distinguishing characteristics of an architectural period and style.

7. The Property located at **20 South Avenue**, known and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-27-753929:

    a. **Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship.** This 2 ½ story Second Empire structure is one of the most intact examples if its type, scale, and period in the City. A house appears at this location on the 1867 and 1876 Atlas Maps, but was first accurately depicted on the 1884 Sanborn Map. There is a cobblestone retaining wall along the front sidewalk which contributes to the architectural characteristics of the Second Empire building. It has a mansard roof, brick chimney, and metal rooftop balustrade. There is a 1 ½ story addition to the rear,

which 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. 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. Nonetheless, this Second Empire building retains its original distinctive character, including its Second Empire roof and elaborately decorated wraparound porch. As such, this building embodies distinguishing characteristics of an architectural period and style.

BE IT FURTHER RESOLVED, in accordance with the provisions of Chapter 134 of the City of the City of Beacon, the City Council hereby designates the properties located at **11 Digger Phelps Court** (Parcel ID# 5954-27-843954), **9 Mattie Cooper Square** (Parcel ID# 5954-27-853946), **4 N. Elm Street** (Parcel ID# 5954-27-864924), **27 Church Street** (Parcel ID# 5954-28-897918), **189 Fishkill Avenue** (Parcel ID# 6054-29-047864), **11 Commerce Street** (Parcel ID# 5954-27-771935), and **20 South Avenue** (Parcel ID# 5954-27-753929) as historic landmarks; and

BE IT FURTHER RESOLVED, the aforementioned designated historic landmarks shall be shown on the Zoning Map of the City of Beacon; and

BE IT FURTHER RESOLVED, the City Clerk is directed to provide a copy of this resolution to the Building Department and transmit a copy to the mailing address for the owner of each of the aforementioned properties.

Resolution No. 55 of 2026		**Date: July 6, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Title:

Resolution No. 56 - Removing Certain Properties from Nominations as a Historic Landmark

ATTACHMENTS

Resolution Removing Certain Properties from Nominations as a Historic Landmark

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 56 OF 2026

REMOVING CERTAIN PROPERTIES FROM NOMINATIONS AS A HISTORIC LANDMARK

WHEREAS, Chapter 134 of the Code of City of Beacon (the "City Code") authorizes the City Council of the City of Beacon (the "City Council") to designate a landmark, site, structure or property, with special historical, architectural, cultural, or aesthetic value as a historic landmark; and

WHEREAS, § 134-4 of the City Code provides that any landmark, site, structure or property may be nominated for historic designation by the City Council, the Planning Board, a historic preservation committee, or upon petition of the owner of the property for which historic designation is requested; and

WHEREAS, the City Council has acted upon its own initiative to propose the historic designation of the following properties:

1) 159 Fishkill Avenue, Parcel ID# 6054-29-024827;

2) 194 Fishkill Avenue, Parcel ID# 6054-29-062856:

3) 26 S. Chestnut Street, Parcel ID# 5954-36-926817;

4) 26 South Avenue, Parcel ID# 5954-26-745908;

5) 30 South Avenue, Parcel ID# 5954-26-743898;

6) 11 N. Elm Street, Parcel ID# 5954-27-858938;

7) 17 Church Street, Parcel ID# 5954-27-873931; and

WHEREAS, the nomination included a New York State Office of Parks, Recreation and Historic Preservation Resource Inventory Form, a copy of which is on file in the Office of the City Clerk and is available for review; and

WHEREAS, the City Council discussed the proposed historic designation of the aforementioned properties and discussed the Historic Inventory Forms for said properties at its meetings held on February 2, 2026, March, 2, 2026, April 20, 2026, June 15, 2026, and July 6, 2026; and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, 6 NYCRR § 617.4(c)(38), and accordingly, no further environmental review is required; and

WHEREAS, on March 2, 2026, the City Council adopted a resolution setting a public hearing for April 6, 2026, which was adjourned to April 20, 2026, to receive comments from the owners and public concerning the proposed historic designations of the aforementioned properties; and

WHEREAS, on April 5, 2026, notice of the public hearing was published in the Poughkeepsie Journal; and

WHEREAS, on April 6, 2026, the City mailed notice of the proposed designations to the addresses of the property owners thereof, as shown on the tax roll for the City of Beacon, and such notice advised the owners of the proposed historic designations and date, time, and location of the City Council's public hearing thereon; and

WHEARAS, on April 6, 2026, the City Council opened and adjourned a duly noticed public hearing on the proposed historic designations of the aforementioned properties, which was continued to April 20, 2026 meeting and subsequently closed at the June 15, 2026 meeting, at which times all those in attendance were given an opportunity to be heard on the proposed historic designations; and

WHEREAS, on June 5, 2026, additional notice(s) were mailed to the mailing addresses of the property owners, which again advised the owners of the proposed historic designations, and the next anticipated date the City Council would be considering action thereon; and

WHEREAS, the City also engaged in a public service campaign to advise property owners and the public of the City Council's intent to take action on the proposed designations, which included the posting of a Frequently Asked Questions (FAQ) on the City's official website and social media; and

WHEREAS, the owners of the below listed properties have requested that the City Council remove their properties from consideration for historic designation at this time; and

WHEREAS, the City Council desires to honor the requests from the owners of the below listed properties by removing such properties from consideration for historic designation at this time and reserving the right to consider historic designation in the future.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby removes the below listed properties from consideration for historic designation per the requests of the owners of such properties;

1) 159 Fishkill Avenue, Parcel ID# 6054-29-024827;

2) 194 Fishkill Avenue, Parcel ID# 6054-29-062856:

3) 26 S. Chestnut Street, Parcel ID# 5954-36-926817;

4) 26 South Avenue, Parcel ID# 5954-26-745908;

5) 30 South Avenue, Parcel ID# 5954-26-743898;

6) 11 N. Elm Street, Parcel ID# 5954-27-858938;

7) 17 Church Street, Parcel ID# 5954-27-873931; and

BE IT FURTHER RESOLVED, the City Council of the City of Beacon hereby determines that the removal of the above listed properties shall not be construed as a determination of whether such properties satisfy the factors for historical designation pursuant to § 134-4 of the City Code; and

BE IT FURTHER RESOLVED, a copy of this resolution shall be transmitted to the mailing address for the owner of each of the aforementioned properties.

Resolution No. 56 of 2026		**Date: July 6, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Title:

Resolution No. 57 - Adopting the 2027-2031 Capital Program

ATTACHMENTS

Resolution Adopting the 2027-2031 Capital Program

2027-2031 Capital Program

2027 Capital Financing Plan

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 57 OF 2026

ADOPTING THE 2027-2031 CAPITAL PROGRAM

WHEREAS, the City of Beacon Charter requires the Mayor to submit to the City Council a five-year capital program by May 31 of each year and that the City Council adopt a capital on or before July 31 of each year.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts the 2027-2031 Capital Program.

BE IT FURTHER RESOLVED, that the City of Beacon City Council hereby adopts the proposed 2027 Capital Financing Plan.

Resolution No. 57 of 2026		**Date: July 6, 2026**					
□ **Amendments**						□ **2/3 Required**	
□ **On roll call**						□ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
GENERAL FUND						
FIRE DEPARTMENT						
	Firefighter Personal Protective Equipment	24,893	26,138	27,444	28,816	30,257
	Chevy Tahoe	83,000				
	Chevy 2500	88,766				
	Compressor for Cascade System	55,093				
	Self-Contained Breathing Apparatus Cyclinders		25,541	8,940	5,632	5,913
	Ladder truck (authorized in 2025, additional funding)		218,488			
	Self-Contained Breathing Apparatus (SCBA)			67,489		
ROAD RECONSTRUCTION						
	Mill & Pave Streets/Install ADA Curb Ramps	500,000	500,000	500,000	500,000	500,000
	Beekman Street Pedestrian & Bicycle Improvements	3,561,150				
	Main Street Restriping		50,000			
CITY BUILDINGS & LOTS						
	Parking Lot Improvements	46,200	37,000	30,000	30,000	30,000
	Memorial Building ADA Entrance (Teller Avenue side)	83,000				
	DPW Garage repainting					250,000
SIDEWALKS						
	Sidewalk Improvements	250,000	250,000	250,000	250,000	250,000
STORMWATER SYSTEM						
	Repair & Replace Stormwater lines	100,000	100,000	100,000	100,000	100,000
BUILDING DEPARTMENT						
	Chevy Silverado (Electric)	55,000				
	Chevy Silverado (Electric)			55,000		

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
HIGHWAY DEPARTMENT						
	1-Ton Dump Truck with Plow	100,000				
	3/4-Ton F250 with lift gate	82,000				
	10 Wheel Swap Loader (additional funds)	105,000				
	Salt Brine System Set up	73,500				
	2027 Track Loader	340,000				
	Dump Truck/Plow/Sander		330,000			
	Backhoe - John Deere		168,000			
	1-Ton Dump Truck with Plow		105,000			
	Dump Truck/Plow/Sander		393,750			
	Debris Bucket			30,000		
	2-Ton Service Truck w/Utility body			275,000		
	Dump Truck/Plow/Sander			350,000		
	Dump Truck/Plow/Sander				375,000	
	1-Ton Dump Truck with Plow				110,000	
	1-Ton Dump Truck with Plow					110,000
	Leaf Collection Truck					375,000
PARKS & RECREATION DEPARTMENT						
	Rail Trail		5,400,000			
	Memorial Park Renovation of Southwest Corner (phased)	400,000	400,000	400,000		
	USC- Pool Restoration - Fiberglass		210,000			
	Riverfront Park - Court & Parking Reconstruction			1,600,000		
	Memorial Park - Hilltop Pavillion (Increase)			52,500		
	Memorial Park - Walkway			525,000		
	Riverfront Park & Memorial Park - Splash Pads				210,000	
	Riverfront Park & Memorial Park- Playgrounds				420,000	
	Recreation & Community Center Improvements					5,250,000
	University Settlement Camp					

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
POLICE DEPARTMENT						
	Body Worn Camera & Electronic Control Weapons	31,642				
	Patrol Vehicle - Interceptor (Hybrid)	72,809				
	Unmarked Pickup Truck Ford F-250	65,993				
	Drone Program	59,233				
	Server - Camera System Upgrade	30,939				
	Body Worn Camera & Electronic Control Weapons		31,642			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Patrol Vehicle - Interceptor (Hybrid)		76,450			
	Camera upgrade - Municipal Plaza		19,600			
	Body Worn Camera & Electronic Control Weapons			31,642		
	Patrol Vehicle - Interceptor (Hybrid)			80,271		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Unmarked Vehicle - Interceptor (Hybrid)			59,361		
	Camera (new) - South Avenue & Wolcott Avenue			17,149		
	Body Worn Camera & Electronic Control Weapons				71,281	
	Patrol Vehicle - Interceptor (Hybrid)				84,285	
	Unmarked Vehicle - Interceptor (Hybrid)				62,329	
	Camera (New) - Main Street & Wolcott Avenue				18,007	
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Unmarked Vehicle - Interceptor (Hybrid)					65,446
	Camera (upgrade) Main Street & Elm Street					18,907
	Body Worn Camera & Electronic Control Weapons					71,281
Subtotal General Fund		**6,208,218**	**8,494,509**	**4,519,157**	**2,265,350**	**7,122,250**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
WATER FUND						
EQUIPMENT						
	1-Ton Dump Truck with Plow	100,000				
	Utility Maintenance Truck	350,000				
	Valve Operator (Tow behind)		130,000			
	1-Ton Dump Truck with Plow		100,000			
	Chevy Blazer (Electric) or equivalent			49,200		
	Meter Van (Electric)			70,000		
	Mini Excavator and Trailer			110,000		
WATER SUPPLY						
	Well #1 Pump Replacement	150,000				
	Glendale Booster Control Upgrade		100,000			
	Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000				
	Rehabilitation of Cargill Water Main Engineering & Design (Additional fu	150,000				
	Rehabilitation of Cargill Water Main Construction				3,400,000	
	Rail Trail Water Main Engineering	150,000				
	Rail Trail Water Main Construction		677,000	1,600,000		
	Cargill Resevoir Engineering & Design				310,000	
	Cargill Resevoir Construction & Inspection					2,400,000
WATER FILTRATION PLANT						
	Generator Replacement at Water Plant (Additional Funds)	50,000				
	High Lift Pump # 4- Construction	250,000				
Subtotal Water Fund		**3,100,000**	**1,007,000**	**1,829,200**	**3,710,000**	**2,400,000**

CITY OF BEACON

CAPITAL PROGRAM 2027-2031 (DRAFT)

	DESCRIPTION OF ITEMS	2027	2028	2029	2030	2031
SEWER FUND						
WASTEWATER TREATMENT PLANT						
	Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	3,326,900			
	Liquid Waste Screening Equipment Upgrade (Rake)	252,000				
	Primary Effluent Pump Replacement & Installation	106,000	111,300	116,865		
	RAS pumps	57,000				
	Concentration Tanks Pump Repacement	44,667	46,900	49,245		
	Removal of Obsolete Equipment			150,000		
	Blower Building Roof Replacement			200,000		
	Blower Building Tile Replacement				150,000	
	Fine Screens Mechanical & Electrical Replacement					80,000
SANITARY SEWER SYSTEM						
	South Ave Interceptor Engineering & Construction			30,000	200,000	
Subtotal Sewer Fund		**607,127**	**3,485,100**	**546,110**	**350,000**	**80,000**
GRAND TOTAL		**9,915,345**	**12,986,609**	**6,894,467**	**6,325,350**	**9,602,250**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	TOTAL COST	FUND BALANCE	BONDS	FUNDING SOURCES STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
GENERAL FUND							
FIRE DEPARTMENT							
Firefighter Personal Protective Equipment	24,893	24,893					24,893
Chevy Tahoe	83,000	83,000					83,000
Chevy 2500	88,766	88,766					88,766
Compressor for Cascade System	55,093	55,093					55,093
							-
ROAD RECONSTRUCTION							-
Mill & Pave Streets/Install ADA Curb Ramps	500,000			500,000			500,000
Beekman Street Pedestrian & Bicycle Improvements	3,561,150			3,561,150			3,561,150
							-
CITY BUILDING & LOTS							-
Parking Lot Improvements	46,200	46,200					46,200
Memorial Building ADA Entrance (Teller Avenue side)	83,000	83,000					83,000
							-
SIDEWALKS							-
Sidewalk Improvements	250,000	60,790		189,210			250,000
							-
STORM DRAINS							-
Repair & Replace Stormwater lines	100,000	100,000					100,000
							-
BUILDING DEPARTMENT							-
Chevy Silverado (Electric)	55,000				55,000		55,000
							-
HIGHWAY DEPARTMENT							-
1-Ton Dump Truck with Plow	100,000	100,000					100,000
3/4-Ton F250 with lift gate	82,000	82,000					82,000
10 Wheel Swap Loader (additional funds)	105,000	105,000					105,000
Salt Brine System Set up	73,500	73,500					73,500
2027 Track Loader	340,000		340,000				340,000
							-
PARKS & RECREATION DEPARTMENT							-
Memorial Park Renovation of Southwest Corner (phase in)	400,000	308,000				92,000	400,000
							-
POLICE DEPARTMENT							-
Body Worn Camera & Electronic Control Weapons	31,642	31,642					31,642
Patrol Vehicle - Interceptor (Hybrid)	72,809	72,809					72,809
Unmarked Pickup Truck Ford F-250	65,993	65,993					65,993

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	FUNDING SOURCES						
	TOTAL COST	FUND BALANCE	BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
Drone Program	59,233	59,233					59,233
Server - Camera System Upgrade	30,939	30,939					30,939
Subtotal General Fund	**6,208,218**	**1,470,858**	**340,000**	**4,250,360**	**55,000**	**92,000**	**6,208,218**

CITY OF BEACON 2027 CAPITAL FINANCING PLAN (DRAFT)

RED - General Fund BLUE - Water Fund GREEN- Sewer Fund	TOTAL COST	FUND BALANCE	FUNDING SOURCES BONDS	STATE & FEDERAL AID	GRANT SOURCES	RECREATION TRUST	TOTAL COST
WATER FUND							
1-Ton Dump Truck with Plow	100,000	100,000					100,000
Utility Maintenance Truck	350,000		350,000				350,000
Well #1 Pump Replacement	150,000	150,000					150,000
Mt. Beacon Water Storage Tank- Construction (additional)	1,900,000		1,900,000				1,900,000
(Additional funds)	150,000	150,000					150,000
Rail Trail Water Main Engineering	150,000	150,000					150,000
Generator Replacement at Water Plant (Additional Funds)	50,000	50,000					50,000
High Lift Pump # 4- Construction	250,000		250,000				250,000
Subtotal Water Fund	**3,100,000**	**600,000**	**2,500,000**	**-**	**-**	**-**	**3,100,000**
SEWER FUND							
Aeration Tanks/Air System Replacement (Engineering/Construction)	147,460	147,460					147,460
Liquid Waste Screening Equipment Upgrade (Rake)	252,000		252,000				252,000
Primary Effluent Pump Replacement & Installation	106,000	106,000					106,000
RAS pumps	57,000	57,000					57,000
Concentration Tanks Pump Repacement	44,667	44,667					44,667
Subtotal Sewer Fund	**607,127**	**355,127**	**252,000**	**-**	**-**	**-**	**607,127**
							-
GRAND TOTAL	**9,915,345**	**2,425,985**	**3,092,000**	**4,250,360**	**55,000**	**92,000**	**9,915,345**

City of Beacon City Council Agenda
07/06/2026

Title:

Resolution No. 58 - Approving Amendments to the 2026 Budget

ATTACHMENTS

Resolution Approving Amendments to the 2026 Budget

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 58 OF 2026

APPROVING AMENDMENTS TO THE
2026 CITY OF BEACON BUDGET

BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the attached amendments to the 2026 Budget.

Resolution No. 58 of 2026			**Date: July 6, 2026**				
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon
Council Budget Amendments
July 6, 2026 Meeting

1. Amend the 2026 Sewer Fund Budget to provide for funds for the increase in costs to the sludge hauler contract. Below is the proposed budget amendment:

TRANSFER TO:		
G -08-8130-446600-	REFUSE REMOVAL	$161,000
TRANSFER FROM:		
G -01-1990-400001-	CONTINGENCY FUND	$ 20,000
G -01-1990-400004-	CONTINGENCY-RETIREMENT	5,000
G -00-0000-009090-	FUND BALANCE	136,000
		$161,000

2. Amend the 2026 General Fund Police Budget to provide for payments of accumulated and unused time upon one retirement. Below is the proposed budget amendment:

TRANSFER TO:		
A -03-3120-190000-	SEVERANCE/RETIREMENT PAY	$ 18,885
TRANSFER FROM:		
A -01-1990-400004-	CONTINGENCY-RETIREMENT	$ 18,885

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon City Council Agenda
07/06/2026

Title:

June 15, 2026 Minutes

ATTACHMENTS

June 15, 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
Deputy City Administrator Ben Swanson

June 15, 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 Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Benjamin Swanson, Deputy City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Motion to amend the meeting agenda to workshop and vote on Resolution No. 51 before the Community Segment, and Resolution No. 52 immediately thereafter by Councilmember Grant. Second by Councilmember Krasikov.

Motion passes 7 - 0.

Workshop

Appointment of Cole Tennant to the Position of Firefighter

Local Laws and Resolutions

1. Resolution No. 51 - Appointing Cole Tennant to the Position of Firefighter

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Smith.

Motion passes 6 - 0.

Community Segment

Honoring of Fire Department Staff

Workshop

Appointment of Dylan Sauve to the Position of Police Officer

Local Laws and Resolutions

2. Resolution No. 52 - Appointing Dylan Sauve to the Position of Police Officer

Motion to adopt the resolution by Councilmember Krasikov.
Second by Councilmember Grant.

Motion passes 6 - 0.

Public Comment

Public Hearings

Public Hearing Concerning HDLO Nominations

Motion to close the Public Hearing by Councilmember Grant.
Second by Councilmember Glauda.

Motion passes 6 - 0.

Public Hearing for the 2027-2031 Capital Program

Motion to close the Public Hearing by Councilmember Grant.
Second by Councilmember Krasikov.

Motion passes 6 - 0.

Reports: Mayor, City Council, and City Administrator

Workshop

Proposed HDLO Nominations

Proposed 2027-2031 Capital Program

City Council Meeting Schedule

Approval of Minutes

1. June 1, 2026 Minutes

Motion to approve the minutes by Councilmember Grant.
Second by Councilmember Wake.
Motion passes 6 – 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: July 6, 2026 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Smith.
Second by Councilmember Wake.
Motion passes 6 - 0.