



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

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

**January 21, 2025
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 13 - Appointing Derek Sherman to the Position of Police Officer](#)
2. [Resolution No. 14 - Appointing Ryan Cross to the Position of Police Officer](#)
3. [Resolution No. 15 - Approving the Appointment of Sergei Krasikov to the Conservation Advisory Committee](#)
4. [Resolution No. 16 - Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee](#)
5. [Resolution No. 17 - Approving the Appointment of Phillip Stamatis to the Conservation Advisory Committee](#)
6. [Resolution No. 18 - Approving the Appointment of Justine Bienkowski to the Conservation Advisory Committee](#)
7. [Resolution No. 19 - Approving the Appointment of James Burton to the Conservation Advisory Committee](#)
8. [Resolution No. 20 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens](#)
9. [Resolution No. 21 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled People with Limited Income](#)
10. [Resolution No. 22 - Setting a Public Hearing for the 2025 Community Development Block Grant Program](#)

Approval of Minutes

1. [January 6, 2025 Minutes](#)

Public Comment - Second Opportunity

Announcement of Next Workshop: January 27, 2025 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 13 - Appointing Derek Sherman to the Position of Police Officer

ATTACHMENTS

[Resolution Appointing Derek Sherman to the Position of Police Officer](#)

[Chief of Police Memorandum for the Appointment of Derek Sherman to the Position of Police Officer](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 13 OF 2025

**APPOINTING DEREK SHERMAN TO THE POSITION OF
POLICE OFFICER**

WHEREAS, there is currently a vacancy for the position of Police Officer; and

WHEREAS, Derek Sherman meets the qualifications for the position of Police Officer and is recommended for appointment to the position by the Chief of Police.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Derek Sherman to the position of Police Officer.

Resolution No. 13 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and Beacon City Council:

I am writing to request authorization to hire two candidates from the Dutchess County Civil Service list for the position of Police Officer, pending final completion of a few more items in their background check which will be completed before the next voting meeting.

As you know, the Police Department is extremely short staffed and we are making every effort to speed our hiring process, without compromising any of the standards to which we hold our candidates. Both of these individuals would need to attend a police academy and complete field training before being able to assume patrol duties. The next available academy starts on February 3, 2025. So, while we usually do not bring a candidate to Council before every element of their background check and civil service eligibility is complete, we need to start the City Council approval process now so that we can get these potential officers into that academy.

The first candidate that I am proposing for the position of Police Officer is Derek Sherman. Mr. Sherman lives in Marlboro, NY and is 21 years old. He currently works as a Police Dispatcher for the Village of Monroe. Prior to that, he earned an Associates Degree from SUNY Ulster in Criminal Justice and worked in retail, as well as an animal care attendant at Timber Ridge Kennels in Campbell Hall.

The second candidate that I am proposing for the position of Police Officer is Ryan Cross. Mr. Cross is 31 years old and grew up in Suffern, NY. He currently works as a project manager for a roofing company and also holds an Associates Degree in Criminal Justice, his being from Rockland Community College. Mr. Cross earned a college scholarship for running and was inspired to get into law enforcement by family members who were local police officers in Rockland County.

I apologize for the need to bring these candidates to you before I can say with full certainty that we will be able to complete their hiring, but the Department's ability to get them into this next academy is nothing short of critical. As you know from our previous discussions, we take every aspect of our background check seriously and if, in the final steps, either candidate comes up short in any way, I assure you that I will not proceed with bringing them for a vote next week.

Thank you again for your consideration.

Chief Thomas Figlia

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 14 - Appointing Ryan Cross to the Position of Police Officer

ATTACHMENTS

[Resolution Appointing Ryan Cross to the Position of Police Officer](#)

[Chief of Police Memorandum for the Appointment of Ryan Cross to the Position of Police Officer](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 14 OF 2025

**APPOINTING RYAN CROSS TO THE POSITION OF
POLICE OFFICER**

WHEREAS, there is currently a vacancy for the position of Police Officer; and

WHEREAS, Ryan Cross meets the qualifications for the position of Police Officer and is recommended for appointment to the position by the Chief of Police.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Ryan Cross to the position of Police Officer.

Resolution No. 14 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and Beacon City Council:

I am writing to request authorization to hire two candidates from the Dutchess County Civil Service list for the position of Police Officer, pending final completion of a few more items in their background check which will be completed before the next voting meeting.

As you know, the Police Department is extremely short staffed and we are making every effort to speed our hiring process, without compromising any of the standards to which we hold our candidates. Both of these individuals would need to attend a police academy and complete field training before being able to assume patrol duties. The next available academy starts on February 3, 2025. So, while we usually do not bring a candidate to Council before every element of their background check and civil service eligibility is complete, we need to start the City Council approval process now so that we can get these potential officers into that academy.

The first candidate that I am proposing for the position of Police Officer is Derek Sherman. Mr. Sherman lives in Marlboro, NY and is 21 years old. He currently works as a Police Dispatcher for the Village of Monroe. Prior to that, he earned an Associates Degree from SUNY Ulster in Criminal Justice and worked in retail, as well as an animal care attendant at Timber Ridge Kennels in Campbell Hall.

The second candidate that I am proposing for the position of Police Officer is Ryan Cross. Mr. Cross is 31 years old and grew up in Suffern, NY. He currently works as a project manager for a roofing company and also holds an Associates Degree in Criminal Justice, his being from Rockland Community College. Mr. Cross earned a college scholarship for running and was inspired to get into law enforcement by family members who were local police officers in Rockland County.

I apologize for the need to bring these candidates to you before I can say with full certainty that we will be able to complete their hiring, but the Department's ability to get them into this next academy is nothing short of critical. As you know from our previous discussions, we take every aspect of our background check seriously and if, in the final steps, either candidate comes up short in any way, I assure you that I will not proceed with bringing them for a vote next week.

Thank you again for your consideration.

Chief Thomas Figlia

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 15 - Approving the Appointment of Sergei Krasikov to the Conservation Advisory Committee

ATTACHMENTS

Resolution Approving the Appointment of Sergei Krasikov to the Conservation Advisory Committee

Sergei Krasikov Committee Application

Sergei Krasikov Resume



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 15 OF 2025

**APPROVING THE APPOINTMENT OF
SERGEI KRASIKOV TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Sergei Krasikov recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Sergei Krasikov wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Sergei Krasikov to the Conservation Advisory Committee to a term set to expire on December 31, 2026.

Resolution No. 15 of 2025				Date: January 21, 2025			
☐ Amendments				☐ 2/3 Required			
☐ On roll call				☐ 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



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

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

Name

Sergei Krasikov

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

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

Available number of
Hours per week (for
Committee work)

4

Occupation

Project Manager

Employer

One Nature LLC

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Environment, community engagement, commu

Areas of Expertise
(business & civic)

Sustainable and regenerative land stewardship

Reference

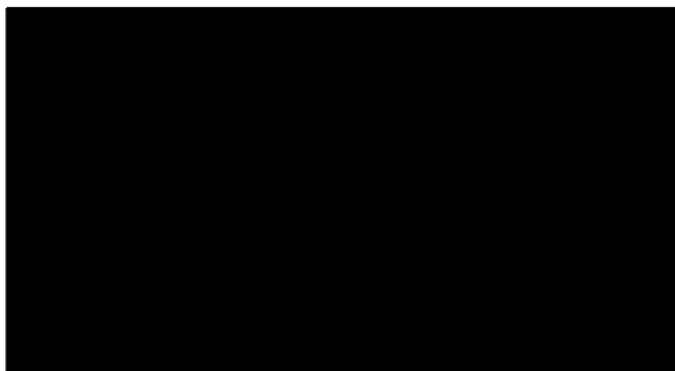
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

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

Applicant Signature: _____

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long vertical stroke.

Date: 1/17/2023 _____



Communication specialist and dedicated land steward, team worker and project manager, I strive to use my skills and experience to further a more sustainable and equitable world.

EXPERIENCE

One Nature LLC, Beacon NY — *Project Manager*

March 2021 PRESENT

Oversee and implement environmental landscape designs and build outs.

Kinoserge, NY — *Producer*

Feb 2013 PRESENT

Developed and oversaw film and video productions.

CityLore NGO, NY — *DP / Editor*

Jan 2010 - 2022

Documentary films, art documentation, education series, etc. Freelance.

SKILLS

- Climate forward landscape design and construction
- Project development and management
- Multimedia communication campaigns design
- Team building and managing
- Research and data analysis
- Creative cinematography and editing
- Languages: English, Russian, Polish

CURRENT VOLUNTEERISM

- Beacon CAC, chair
- Compost Working Group, member
- Liberty / Wilson Streets community organizing
- Fishkill Creek Watershed Alliance, founding member
- Stop Danskammer Coalition
- Beacon Farmers Market Steering Committee

EDUCATION

Minsk State Linguistic University, Minsk, Belarus — *Bachelor*

Sept 1996 - May 2000

Linguistics and pedagogics, English language.

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 16 - Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee

ATTACHMENTS

[Resolution Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee](#)

[Eleanor Peck Committee Application](#)

[Eleanor Peck Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 16 OF 2025

**APPROVING THE APPOINTMENT OF
ELEANOR PECK TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Eleanor Peck recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Eleanor Peck wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Eleanor Peck to the Conservation Advisory Committee to a term set to expire on December 31, 2026.

Resolution No. 16 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

Committee Application



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

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

Name

Eleanor Peck

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

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

Available number of
Hours per week (for
Committee work)

2

Occupation

Clean Energy Communities Manager

Employer

Hudson Valley Regional Council

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

Renewable Energy, Composting

Areas of Expertise
(business & civic)

Clean Energy, Public Engagem

Reference

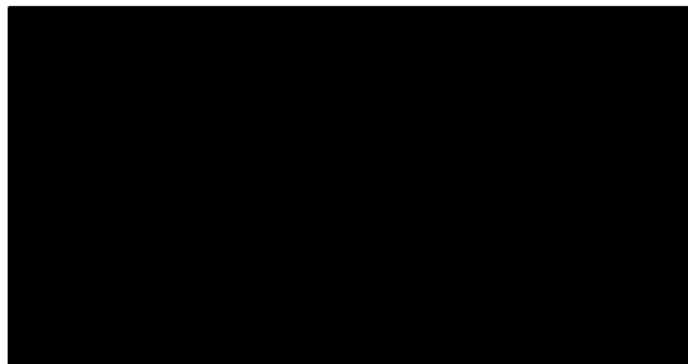
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

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

Applicant Signature: Eleanor Peck

Date: 1/4/23

Eleanor Peck

Experience

Clean Energy Communities Coordinator

Hudson Valley Regional Council

May 2021 - Present

- Assists all towns and villages in Westchester, Putnam, and Dutchess counties with NYSEDA Clean Energy Communities Designation and Climate Smart Communities Certification
- Works closely with elected officials, municipal staff and appointed volunteers on climate and clean energy projects ranging from LED streetlight conversion to greenhouse gas inventorying projects.
- Manages two staff to assist entire mid-hudson region on climate action

Climate Smart Coordinator

City of Beacon, NY

September 2019 - May 2021

- Stewarded passage of climate policies like electric vehicle policy, NY Stretch Code, environmental purchasing policy
- Coordinated 20+ volunteers in effort for City to become Silver Climate Smart Certified
- Conducted greenhouse gas inventory process for City and sustainability/climate action plan
- Implemented composting, additional recycling, electric car charging, renewable energy projects, bike/pedestrian planning, and more for City

Manager, Foundation/Corporate Relations

Cary Institute of Ecosystem Studies

Millbrook, NY December 2017 - May 2021

- Managed all relationships with foundations and corporations, raising \$1.5M annually
- Managed all private grants
- Worked closely with President to build relationships with foundations and corporations
- Assisted with fundraising and educational events



Education

New School University

MA in International Studies

2015 - 2018 3.8GPA

Roosevelt University

BA in Political Science

2010 - 2013 3.8GPA

Skills and Abilities

Software: Salesforce, MS Office, Raiser's Edge, Neon CRM, Mailchimp, Constant Contact, ICLEI Clearpath

Skills: volunteer coordination, grant writing, project management, sustainability planning, greenhouse gas inventorying, climate action planning

Accomplishments

- *Energy Advisory Group Member*, New York State Climate Impacts Assessment, 2021 - Present
- *Advisory Board Member*, Beacon Institute for Rivers and Estuaries, 2020 - present
- *Member*, City of Beacon Conservation Advisory Committee, 2019 - present

Other Experience

- **Associate, Institutional Advancement**, Wildlife Conservation Society, Bronx, NY, 2016- 2017
- **Consultant**, African Centre for Cities and Slum/Shack Dwellers International (via New School International Field Program) South Africa, Summer 2017
- **Membership Assistant**, The Garden Conservancy, 2014 - 2016
- **Communications and Member Relations Coordinator**, Niagara Foundation, 2013 - 2014
- **Intern**, Congressman Mike Quigley, Summer 2012

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 17 - Approving the Appointment of Phillip Stamatis to the Conservation Advisory Committee

ATTACHMENTS

Resolution Approving the Appointment of Phillip Stamatis to the Conservation Advisory Committee

Phillip Stamatis Committee Application

Phillip Stamatis Resume



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 17 OF 2025

**APPROVING THE APPOINTMENT OF
PHILLIP STAMATIS TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Phillip Stamatis recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Phillip Stamatis wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Phillip Stamatis to the Conservation Advisory Committee to a term set to expire on December 31, 2026.

Resolution No. 17 of 2025				Date: January 21, 2025			
☐ Amendments				☐ 2/3 Required			
☐ On roll call				☐ 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



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

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

Name

PHILLIP STAMATIS

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

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

Available number of
Hours per week (for
Committee work)

5-10

Occupation

CERTIFIED ATHLETIC TRAINER

Employer

NY PRESBYTERIAN

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

SPORTS MEDICINE. OUTDOOR RECREATION

Areas of Expertise
(business & civic)

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include your resume along with this application.

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

Applicant Signature: P. STAMATIS

Date: 1/3/23

PHILLIP T. STAMATIS, ATC

PROFESSIONAL SUMMARY

- Certified Athletic Trainer with over 9 years' experience in physician office and secondary school settings.
- Responsibilities: Record history of present injury, vital signs, medications & allergies; educate patients on home exercise plans, pre/post operation protocols, bracing/casting, and injection preparation injections.
- Oversaw radiology staff at multiple locations and registration for patient imaging.
- Responsible for ordering and maintaining office inventory, communicated billing with durable medical equipment representative, designed and executed office protocol for platelet rich plasma procedures.
- Sub investigator for physician clinical trial research, lead contact for F.D.A. & I.R.B. correspondence and collection of patient reported outcomes.
- Specialties include injury prevention, acute care of emergency situations, implementation of treatment & rehabilitation programs and medical record documentation.

PROFESSIONAL EXPERIENCE

- NY Presbyterian** – Sports Medicine, Physical Medicine and Rehabilitation – Hudson Valley, NY May 2020 - Present
- Clinical Athletic Trainer for Physiatrists & Orthopedic Surgeons.
- Northwell Health** – Orthopedic Institute *Phelps Memorial Hospital, Sleepy Hollow, NY* August 2017 – March 2020
- Practice Athletic Trainer for Orthopedic Surgeon
- White Plains City School District** August 2017 – January 2019
- District Athletic Trainer Responsible for over 700 Student athletes.
 - Loucks Games – Three day Track & Field event with over 100 schools nationwide
- Orthopedic Associates of Dutchess County, Poughkeepsie, NY** March 2013 - June 2017
- Outreach Athletic Trainer - John Jay High School, *East Fishkill, NY*
- Clinical Preceptor/ Approved Clinical Instructor** March 2013 - June 2017
- Supervised Marist athletic training students during secondary school clinical rotations
- Teaching Assistant, CPR & First Aid, Marist College, Poughkeepsie, NY** January 2012 – December 2012
- Supervised students when learning and practicing CPR, splinting and first aid skills
 - Administered and graded practical examinations

PUBLICATIONS

Stamatis P, Powers ME. "The CoolShirt System™ aids thermoregulation during exertion in a hot environment."
Journal of Athletic Training. 49, Suppl. 3 (2014): S61.

PRESENTATIONS

National Athletic Trainers' Association Annual Symposium Indianapolis, IN- June 2014
Eastern Athletic Trainers' Association Annual Symposium Mashantucket, CT - January 2014

EDUCATION

Marist College, *Poughkeepsie, NY* Cum Laude, January 2013
Bachelor of Science in Athletic Training; Minor in Psychology

CLINICAL EXPERIENCE

Marist College Football, Baseball, and Volleyball; Vassar College Athletics; Arlington High School; Orthopedic Associates of Dutchess County - Physical Therapy; Spackenkill High School; Poughkeepsie High School.

AWARDS

Safe Sport School Award – 1 st team	EATA Undergraduate Research Award
Dean's List (Fall 2008, Spring 2009)	Kashdan Alumni Award
Arista National Honor Society	Herman Wolfe Award

VOLUNTEER

Can-Am Rugby Tournament, *Saranac Lake & Lake Placid, NY* July 2012
ING New York City Marathon, *New York, NY* November 2011

SKILLS

Intermediate level in Spanish • Certified CPR/AED, First Aid • Participated in Bystander Intervention Training
• Proficient in Athena, EPIC, AllScripts, SportsWare, Microsoft Word, Excel & PowerPoint

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 18 - Approving the Appointment of Justine Bienkowski to the Conservation Advisory Committee

ATTACHMENTS

Resolution Approving the Appointment of Justine Bienkowski to the Conservation Advisory Committee

Justine Bienkowski Committee Application

Justine Bienkowski Resume



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 18 OF 2025

**APPROVING THE APPOINTMENT OF
JUSTINE BIENKOWSKI TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Justine Bienkowski recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Justine Bienkowski wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Justine Bienkowski to the Conservation Advisory Committee to a term set to expire on December 31, 2026.

Resolution No. 18 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



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

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

Name

JUSTINE BIENKOWSKI

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☒ Other GREENWAY TRAIL COMMITTEE

Available number of
Hours per week (for
Committee work)

0-5, WILL DEPEND ON THE WEEK

Occupation

DIRECTOR OF IT

Employer

GLARI INC

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

GARDENING, COOKING, COMMUNITY SERVICE

**Areas of Expertise
(business & civic)**

IT / TECHNOLOGY

Reference

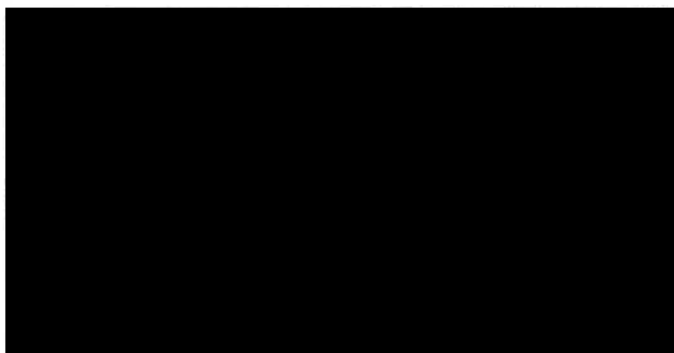
Reference Name

Address

Phone

Email Address

Relationship



Applicant Signature: _____

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line and a wavy flourish.

Date: _____

Experience

CLARI INC, Remote (10/21-Present) **Director, IT**

- Directed and set the vision for a multifunctional IT Organization, inclusive of the IT End User Support, IT Systems Engineering, Business Systems, and IT Project Management teams.
- Collaborated closely with senior business leaders in creation and implementation of Business Systems steering committee to provide clearer understanding and visibility of projects impacting Salesforce and ensure business alignment.
- Worked jointly with the Director of GRC to provide evidence for audits and establish compliance guidelines.
- Built out headcount strategy for future fiscal years, and mapped this to identified roadmap items to showcase the plan to uplevel the team from reactive to proactive.
- Supported Legal & HR team in ediscovery and investigation requirements.
- Assisted the business with merger & acquisition projects to review existing tech stack, create migration plans, and smoothly onboard new teammates.
- Supervised and mentored the IT organization, coached the team on leadership skills and handled performance issues. Provided support and framework to the team to adjust to remote work.
- Made recruiting & employee staffing decisions, determined leveling and compensation, and implemented a career path for the IT organization.
- Owned the departmental budget and partnered with finance, legal, and security to establish a vendor management process for procurement and implementation.

BETTERCLOUD, New York City, NY (08/19-10/21) **Director of SaaSops & Corporate IT**

- Implemented quarterly roadmap planning and realignment based on cross-functional stakeholder input to embed the IT organization into the business.
- Created a project planning process for the team, including scrumban sprints, and created an automation mandate for the team of 25% per sprint based on tagged automation backlog from operational helpdesk tickets.
- Created IT tenets and mission statement to guide the team's work, connecting their day-to-day work to strategic initiatives to increase buy-in and boost productivity.
- Mandated initiative to revolutionize internal use of BetterCloud products by "drinking our own champagne" to push the limits and create best practices. This work was done in collaboration with stakeholders across the company, and directly influenced the BetterCloud product roadmap.
- Partnered with the Marketing department to create collateral based on real-life IT at BetterCloud to share with customers and prospects, to help get people excited about IT and to build up the brand.
- Envisioned, wrote, and co-hosted a 20-episode YouTube series about SaaS Management called the SaaSops show, sharing best practices and topical IT topics.
- Created a system for employees called #BetterIdeas to submit ideas and bubble up areas of improvement to the org technology stack.
- Managed data cabling, perimeter security, and audio-visual implementation of 2 office build outs.

BUZZFEED, New York City, NY (04/13-07/19)

**Director of IT (03/19-07/19), Senior IT Manager (02/16-03/19),
IT Manager (01/15-02/16), IT Team Lead (01/14-01/15),
Senior IT Coordinator (04/13-01/14)**

- Grew internal IT organization from 2 IT coordinators to 26 IT specialists, senior members, leads and managers.
- Managed teams across 3 time zones globally that had varying focus, notably IT support technicians, AV engineers, security response, enterprise platform engineers, and network engineers.
- Coached managers on leadership skills, on handling performance issues with ICs, and trained senior technicians into junior lead roles. Partnered with Human Resources on people management initiatives.
- Coached team leads to meet with stakeholders on roadmap and project discussions.
- Owned IT departmental budget and worked closely with Finance and Legal departments on contracts and budgeting for the IT Team and all IT projects.
- Created IT Acceptable Use Policy and implemented Security response workflow for phishing emails etc.
- Managed and completed IT aspects of 5 full office build outs and worked with IT consultant company to complete build out of new 6 floor office housing over 600 employees.
- Managed cabling infrastructure build-out for Election 2016 live Twitter show and served as technical bridge between contract broadcasting firm and BuzzFeed stakeholders during the event.
- Entrusted with planning and management of all IT projects from conception to completion including a large data migration between 2 cloud file sharing providers, and initial JAMF's Casper Suite implementation.

CMIT SOLUTIONS, New York City, NY (08/10-01/13)

Network Engineer (08/10-01/13)

- Provided networking, software, and hardware support for over 100 small business clients which consisted of over 100 Windows servers and over 800 end user workstations (Mac OS X and Windows).
- Implemented helpdesk practices and procedures to create a triage system to ensure more efficient delivery of service to clients. Drove documentation standards to ensure the elimination of single points of failure on the team.
- Guided growth of the team by training incoming engineers.

NEW BRUNSWICK COMPUTING SERVICES, Piscataway, NJ (07/07-07/10)

**HD Supervisor (01/08-07/10), RESNET (05/09-07/10), Operator (01/09-07/10), HD
Consultant (07/07-01/08)**

- Supervised team of helpdesk consultants and provided tier 2 support for escalated issues.
- Participated in the hiring of 60 consultants and trained over 30 incoming consultants to provide superb customer service to users.
- Managed 5 direct reports, providing consistent feedback and participating in the review process.
- Wrote detailed documentation for both end-users and helpdesk consultants to assist with technical support.

Education & Certifications

The New School New York City, New York (08/10-05/12)

- Master of Fine Arts, Creative Writing. Concentration: Poetry.

Rutgers College New Brunswick, NJ (08/06-05/10)

- Bachelor of Arts, English.

BetterCloud Administrator Fundamentals (12/20)

Industry Leadership

The SaaSops Show (writer & co-host)

- [Youtube Playlist](#)

Writing

- [How we built a strategic IT roadmap](#)
- [A day in the life of a saasops leader](#)

Event Speaker

- BetterCloud Altitude 2020, Lessons Learned from Monitoring the BetterCloud IT Environment, & 2 Live SaaSops Shows
- Bettercloud Altitude 2018, IT Management Efficiency
- Bettercloud Altitude 2015, Cloud IT

Case Studies

- [Google - GSuite](#)
- [Egnyte](#)
- [BetterCloud](#)
- [Mover.io](#)

SaaS Stack

◆ Google Workplace ◆ BetterCloud ◆ Slack ◆ Dropbox ◆ Egnyte ◆ Zoom ◆ Blue Jeans ◆ PagerDuty ◆ Bamboo HR ◆ Namely ◆ Sapling ◆ Workday ◆ Charthop ◆ Zendesk ◆ Jira ◆ Confluence ◆ Okta ◆ Ally ◆ Meraki ◆ M365 ◆ Expensify ◆ Concur ◆ TripActions ◆ Lessonly ◆ Skilljar ◆ Coupa ◆ JAMF ◆ Intune ◆ Automox ◆ Code42 ◆ Crowdstrike ◆ Sophos ◆ LastPass ◆ 1Password ◆

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 19 - Approving the Appointment of James Burton to the Conservation Advisory Committee

ATTACHMENTS

[Resolution Approving the Appointment of James Burton to the Conservation Advisory Committee](#)

[James Burton Committee Application](#)

[James Burton Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 19 OF 2025

**APPROVING THE APPOINTMENT OF
JAMES BURTON TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, James Burton recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, James Burton wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, James Burton to the Conservation Advisory Committee to a term set to expire on December 31, 2026.

Resolution No. 19 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



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

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

Name

James Burton

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

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

Available number of
Hours per week (for
Committee work)

1-2

Occupation

Senior Policy Associate

Employer

Institute for Market Transformation

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

I am interested in becoming more engaged with the community of Beacon, and using my professional experience to aid the City Council.

Areas of Expertise
(business & civic)

Building performance policy development and community engagement

Reference

Reference Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email Address

[REDACTED]

Relationship

[REDACTED]

Please include your resume along with this application.

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

Applicant Signature: James Burton

Date: 12/13/22

James Burton

Senior Policy Associate

PROFESSIONAL SUMMARY

Senior Policy Associate at the Institute for Market Transformation. Supporting the development and adoption of equitable building performance policies, by state and local governments, across the USA. Geopolitics graduate from the University of Dundee. Committed to advancing social, environmental and economic justice. Strong problem-solving and analytical skills, with a thirst for solving tough problems. Flexible, comfortable with some ambiguity, and a team player. Strong written and oral communication skills.

PROFESSIONAL EXPERIENCE

Senior Policy Associate, Institute for Market Transformation (IMT), March 2022 – Present

- Help jurisdictions, at local and state level, draft legislation to create more equitable building performance policies
- Create educational and technical resources on building performance policies, covering the intersection of social priorities such as resilience, public health, racial equity, affordable housing and workforce development
- Develop partnerships with community organizations, government agencies, companies, and trade associations
- Draw insightful conclusions that improve IMT's ability to advance market adoption of energy efficiency and intersecting social priorities

Real Time and Statistics Manager, Insolvency Service (UK Civil Service), September 2019 – April 2021

- Responsible for statistics, contact centre technology and workforce planning.
- Led purchasing and implementation of new contact centre software for department, nearly 2000 employees.
- Managed a team of over 40, both in-person and online.
- Collaborated with senior leaders and external delivery partners to set requirements for contact centre systems.
- Conducted regular team and individual check-in meetings to ensure welfare of staff working from home.
- Guided team through exponential workload increase due to pandemic economic strains.
- Adjusted daily processes used to keep the team within government-set targets.
- Cut customer wait time in half whilst doubling customer service productivity of team under my leadership.
- Awarded "Team of the Year" 2020 within the government department and was given several awards for surpassing targets during my time as manager.

SKILLS

Policy Analysis

Drafting Legislation

Team Leadership

Resource Management

Public Speaking

Teamwork

Problem Solving

MS Office

EDUCATION

Bachelor's Degree Geopolitics
University of Dundee
Dundee, Scotland
2013 -2017

Semester at SUNY New Paltz
Politics & International Relations
January - April 2016

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 20 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens

ATTACHMENTS

Resolution Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens

Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions

Draft Local Law Concerning Property Tax Exemptions for Senior Citizens



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 20 OF 2025

**SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW
CONCERNING PROPERTY TAX EXEMPTIONS FOR SENIOR CITIZENS**

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for February 3, 2025 at 7:00 pm for a Proposed Local Law to amend Chapter 199 of the Beacon City Code concerning property tax exemptions for senior citizens.

Resolution No. 20 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
\$21,501 to \$22,500	40%
\$22,501 to \$23,500	35%
\$23,501 to \$24,400	30%
\$24,401 to \$25,300	25%
\$25,301 to \$26,200	20%

City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes.

Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$0 to \$18,500	50%
\$18,501 to \$19,500	45%
\$19,501 to \$20,500	40%
\$20,501 to \$21,500	35%
\$21,501 to \$22,400	30%
\$22,401 to \$23,300	25%
\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

PROPOSED LOCAL LAW NO. [#] OF 2025

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING SENIOR CITIZEN TAX EXEMPTION**

A LOCAL LAW to amend Chapter 199, Article I – Senior Citizens Tax Exemption, Section 199-3A of the Beacon City Code to amend the Amount of Exemption based on Annual Income Ranges.

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

Section 1. Chapter 199 of the Beacon City Code, Article I – Senior Citizens Tax Exemption, Section 199-3, Subsection A, entitled “Amount of exemptions; conditions.”, is hereby amended to increase the scope of exemption relief and annual income ranges as specified in Section 2 of this Local Law.

Section 2. Chapter 199 of the Beacon City Code, Article I – Senior Citizens Tax Exemption, Section 199-3, Subsection A, entitled “Amount of exemptions; conditions.”, is hereby amended as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%

\$50,000 or more

0%

Section 3. Ratification, Readoption and Confirmation.

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

Section 4. Numbering for Codification.

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

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

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

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 21 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled People with Limited Income

ATTACHMENTS

Resolution Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled People with Limited Income

Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions

Draft Local Law Concerning Property Tax Exemptions for Disabled People with Limited Income



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 21 OF 2025

**SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW CONCERNING PROPERTY
TAX EXEMPTIONS FOR DISABLED PERSONS WITH LIMITED INCOME**

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for February 3, 2025 at 7:00 pm for a Proposed Local Law to amend Chapter 199 of the Beacon City Code concerning property tax exemptions for disabled persons with limited income.

Resolution No. 21 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
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\$24,401 to \$25,300	25%
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City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
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\$44,600 to \$45,499	30%
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\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes.

Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

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\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
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\$44,600 to \$45,499	30%
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\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

PROPOSED LOCAL LAW NO. [#] OF 2025

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING EXEMPTIONS FOR DISABLED PERSONS WITH LIMITED
INCOME**

A LOCAL LAW to amend Chapter 199, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13 of the City Code to amend the Amount of Exemptions based on Annual Income Ranges.

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

Section 1. Chapter 199 of the Beacon City Code, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13, entitled “Amount of exemptions.”, is hereby amended to increase the annual income ranges as specified within Section 2 of this local law.

Section 2. Chapter 199 of the Beacon City Code, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13, entitled “Amount of exemptions.”, is hereby amended as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%

\$49,100 to \$49,999	5%
\$50,000 or more	0%

Section 3. Ratification, Readoption and Confirmation.

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

Section 4. Numbering for Codification.

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

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

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

City of Beacon City Council Agenda
01/21/2025

Title:

Resolution No. 22 - Setting a Public Hearing for the 2025 Community Development Block Grant Program

ATTACHMENTS

[Resolution Setting a Public Hearing for the 2025 Community Development Block Grant Program](#)

[2025 Community Development Block Grant Program Municipal Application Instructions and Guidance](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 22 OF 2025

**SETTING A PUBLIC HEARING FOR
2025 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

WHEREAS, Dutchess County has announced the opening of its application period for the 2025 Community Development Block Grant (“CDBG”) program for municipalities that participate in the Dutchess County Urban Consortium, which includes the City of Beacon; and

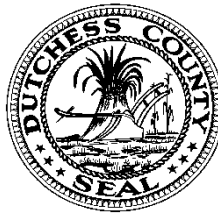
WHEREAS, funded by the United States Department of Housing and Urban Development (HUD), the CDBG program’s intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities, and by addressing needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services; and

WHEREAS, the use of CDBG funds is also limited to low- and moderate- income areas of the City, as delineated in the County’s CDBG mapping, which is why the City has selected public infrastructure projects in this area of the City over the past several years; and

WHEREAS, the CDBG program requires that municipalities must hold a public hearing prior to the submission of an application to provide residents, particularly low- and moderate- income residents, an opportunity to suggest projects for CDBG funds.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby schedules a public hearing for February 3, 2025 at 7:00 pm for 2025 Community Development Block Grant Funding.

Resolution No. 22 of 2025			Date: January 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					



2025 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2025 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184.

Timeline

Date	Activity
January 6, 2025	Application Window Opens
January 22, 2025	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2025	Applicant Public Hearing ³
February 3, 2025	Letter of Intent (LOI) - Due by 4:00 p.m.
March 3, 2025	Applications - Due by 4:00 p.m.
March – April 2025	Application Review
April 2025	County Executive Announcement of Awards
May 2, 2025 – June 2, 2025 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2025 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2025 ²	Processing of Public Comments
June 17, 2025 ²	Submission of the 2025 Action Plan to HUD
August 1, 2025 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2025 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the 2025 CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal .	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
☐ Acquisition of Real Property	☐ Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
☐ Public Facilities and Improvements	☐ Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
☐ Clearance, Rehabilitation, and Reconstruction of Housing	☐ An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
☐ Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
☐ Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Economic Development/Job Creation
☐ Economic development activities that result in job creation for low- and moderate-income persons and activities that assists low- and moderate-income persons start businesses.
Public Facilities and Improvements
Public Facilities
☐ Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
☐ Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
☐ Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
☐ Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
☐ Were developed through an asset inventory, capital planning process or other local plan.
☐ Contain green features.
Water and Wastewater
☐ Development of central water and wastewater systems.
☐ Maintenance of central water and wastewater systems with properly set user charges.
☐ Alternative wastewater systems.
☐ New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.

Rental Housing
☐ Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
☐ Intergenerational or non-restricted housing.
☐ Housing in communities or neighborhoods with limited affordable opportunities.
☐ Housing that sets aside units for hard-to-serve special needs populations.
☐ Located in centers, transit routes, and near employment/services
☐ Incorporates active design, universal design, and/or green infrastructure
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing
☐ Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
☐ Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing
☐ Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):
☐ Permanent housing.
☐ Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
☐ Housing that sets aside units for hard-to-serve special needs populations.
☐ Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 3, 2025**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **4:00 p.m. on Monday, March 3, 2025**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County

has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2025 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2027.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?

7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?
10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

Technical Assistance – Staff is available to provide technical assistance during the application process.

For more information, contact:

Dutchess County Department of Planning & Development
 85 Civic Center Plaza, Suite 107
 Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>

City of Beacon City Council Agenda
01/21/2025

Title:

January 6, 2025 Minutes

ATTACHMENTS

[January 6, 2025 Minutes](#)



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

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

**January 6, 2024
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 Molly Rhodes, Ward One
Councilmember Jeffrey Domanski, Ward Two
Councilmember Pam Wetherbee, Ward Three

Also Present

Christopher White, City Administrator
Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Reports: Mayor, City Council, and City Administrator

1. [Designation of Acting City Administrators](#)
2. [City Administrator's Command Letter](#)

Local Laws and Resolutions

1. [Resolution No. 1 - Appointing George Mansfield to the Position of Ward Four City Councilmember](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 5 – 1. Councilmember Domanski voted against the resolution.

2. [Resolution No. 2 - Appointing Karen Quiana to the Planning Board](#)
3. [Resolution No. 3 - Appointing J. Randall Williams to the Planning Board](#)
4. [Resolution No. 4 - Appointing Stowe Boyd to the Zoning Board of Appeals](#)
5. [Resolution No. 5 - Appointing Elaine Ciaccio to the Zoning Board of Appeals](#)
6. [Resolution No. 6 - Appointing Montos Vakirtzis to the Zoning Board of Appeals](#)
7. [Resolution No. 7 - Appointing Robert Palisi to the Board of Assessment Review](#)
8. [Resolution No. 8 - Appointing Peter Bailey to the Tree Advisory Committee](#)
9. [Resolution No. 9 - Appointing Andrew Ball to the Tree Advisory Committee](#)

Motion to vote on resolutions no. 2 – 9 together simultaneously as a consent agenda by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 - 0.

Motion to pass resolutions 2 – 9 by Councilmember Domanski.

Second by Councilmember Wake.

Motion passes 6 – 0.

10. [Resolution No. 10 - Authorizing the City Administrator to Execute an Agreement with Gate House Team at Compass for Real Estate Broker Services](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 5 – 1. Councilmember Domanski abstained from voting on the resolution.

11. [Resolution No. 11 - Authorizing an Application for Transportation Improvement Program Funding](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 – 0.

12. [Resolution No. 12 - Designating the Poughkeepsie Journal as the Newspaper of Record](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 – 0.

Approval of Minutes

1. [December 16, 2024 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 6 - 0.

Public Comment - Second Opportunity

Announcement of Next Workshop: January 13, 2024 at 7:00 p.m.

Executive Session

1. [Executive Session \(Real Estate & Personnel\)](#)

Motion to enter executive session regarding real estate and personnel and to adjourn therefrom with no further business by Councilmember Rhodes.

Second by Councilmember Wake.

Motion passes 6 – 0.

Adjournment

Motion to adjourn by Councilmember Wetherbee.

Second by Councilmember Grant.

Motion passes 6 - 0.