



CITY OF BEACON, NEW YORK
VIRTUAL MEETING

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**May 10, 2021
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. Notice of Change in Meeting Location May 10, 2021
2. Police Reform Implementation Discussion 30
3. Affordable Housing Presentation with Anne Saylor, Dutchess County Deputy
Commissioner for Housing 45
4. Viewsheds 30
5. Paper Streets 15
6. Proposed Budget Amendments 10

Executive Session Items:

1. Personnel
2. Contracts

City of Beacon City Council Agenda
05/10/2021

Title:

Notice of Change in Meeting Location May 10, 2021

ATTACHMENTS

[Notice of Change in Meeting Location May 10, 2021](#)



NOTICE OF CHANGE IN PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the City Council will not hold in-person meetings. Until further notice, all future City Council meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the City Council members will be situated. The public, however, will be <https://us02web.zoom.us/j/89883602161?pwd=RytINDV3N2xWT1dETGpVaTkxTC9lZz09>

Webinar ID: 898 8360 2161 Passcode: 256000. To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 898 8360 2161 Passcode: 256000. The City Council's agenda is available online in advance of meetings at <https://www.beaconny.gov/index.php/agendas-minutes/>.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the Council will be initiated with the Council first convening on the public videoconferencing site, and then adopting a motion to go into Executive Session.

PLEASE TAKE FURTHER NOTICE, that the City Council Workshop and City Council Meeting of May 10, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
05/10/2021

Title:

Police Reform Implementation Discussion

ATTACHMENTS

City of Beacon City Council Agenda
05/10/2021

Title:

Affordable Housing Presentation with Anne Saylor, Dutchess County Deputy Commissioner for Housing

ATTACHMENTS

[Affordable Housing Presentation](#)

Affordable Housing

Beacon City Council

May 10, 2021

Rent Stabilization

- Rent stabilization NOT rent control was authorized in upstate NY
- Rent stabilization is authorized under the Emergency Tenant Protection Act (ETPA)

Rent Stabilization Covers:

- Apartment buildings with:
 - 6 or more units,
 - Built before January 1, 1974, and
 - Have not been substantially rehabilitated since that date

Rent Stabilization Does NOT Cover:

- Buildings containing less than 6 units (may set a higher standard)
- Non-profit units
- Housing supervised by the government
- Substantially rehabilitated housing completed after 1973
- New construction completed after 1973
- Non-residential space converted residential after 1973

Substantial Rehabilitation Definition:

- At least 75% of building-wide and individual housing accommodations have been replaced
- Rehabilitation began when the building was in a substandard or seriously deteriorated condition
 - At 80% vacancy of the housing accommodations, DHCR presumes the building meets this condition

Rent Increases:

- Rent stabilization doesn't set rents, it limits future rent increases
- Board sets annual rent increases by considering the economic conditions of real estate industry:
 - Real estate and sewer/water rates
 - Gross operating maintenance costs
 - Cost and availability of financing
 - Overall supply and vacancy rate
- Cost of living indices
- Other data as applicable

Rent Stabilization Implementation:

- Locality must conduct a statistically valid study of the rental market
- Study must document a vacancy rate of less than 5%
- Locality must pay for study and implementation (may charge property owners \$20 per regulated unit)
- Municipal board must declare an emergency after a public hearing
- NYS Division of Homes and Community Renewal (DHCR) will set up a 9-member county rent guideline board based on recommendations from community

Rent Guideline Board Membership:

- Two tenant representative
- Two property owner representatives
- Five public members with at least 5 years experience in finance, economics or housing
- DHCR Commissioner selects the chair from the public members
- Chair may not hold another public office

Rent Guideline Board Prohibited Members:

- A person who owns or manages property covered by the law
- Officer of any owner or tenant organization
- Member, officer, or employee of any municipal rent regulatory agency or DHCR

Research

- Broad agreement among economists that rent stabilization/control has a long-term negative impact on housing supply, quality and affordability.
- Rent stabilization isn't focused on lower income households and can lead to disinvestment in older properties.
- Communities with rent stabilization/control are the least affordable places in the country.
- Advocate to modernize rent regulation at state level to make it effective with fewer negative consequences.

Questions

What are our values and how do we balance them?

Values Ledger

Potential Negative

Privacy/quiet

Quality maintenance

Property value

Potential Positive

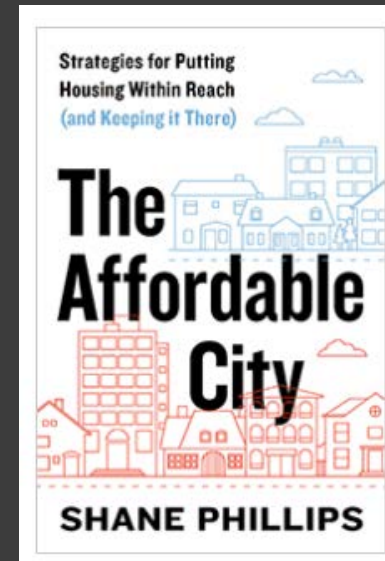
Revitalized downtown

Climate change

Inclusive neighborhoods

Housing for people who are important to me and my life

Supply, Regulation, and Investment



<https://islandpress.org/videos/webinar-affordable-city>

The Affordable City – Supply Solutions

- Accessory apartments in most residential zones
- Two-family homes in most residential zones
- Create more multi-family zoning
- Allow micro-apartments
- Encourage smaller, accessible homes
- Reconsider zoning requirements – parking, setbacks, open space requirements, minimum unit size...
- Use underutilized public land to create more housing
- Streamline approval process
- More as-of-right zoning - form-based code with design guidelines

The Affordable City – Regulatory Solutions

- Inclusionary housing (Beacon) ✓
- Modernize rent stabilization (NYS)
- Update and enforce tenant protections (NYS) ✓
- Provide free legal assistance facing eviction (NYS)
- Eliminate source of income discrimination (NYS) ✓
- Control short term rentals (Beacon) ✓

The Affordable City – Government Investment

- Financing for the construction of affordable housing
- Increased vouchers for lower income tenants
- Support local governments to revise their zoning and make other investments in infrastructure

Dutchess County Housing Initiatives

- County-wide Housing Needs Study
- Rental Housing Survey
- For-sale Housing Survey
- Marketing campaign
- Advocacy
- Education
 - Newsletters
 - Trainings and webinars
 - Technical assistance



Questions and Discussion

City of Beacon City Council Agenda
05/10/2021

Title:

Viewsheds

ATTACHMENTS

[City-Wide Viewsheds](#)

[River Viewsheds](#)

[Main Street Viewsheds](#)

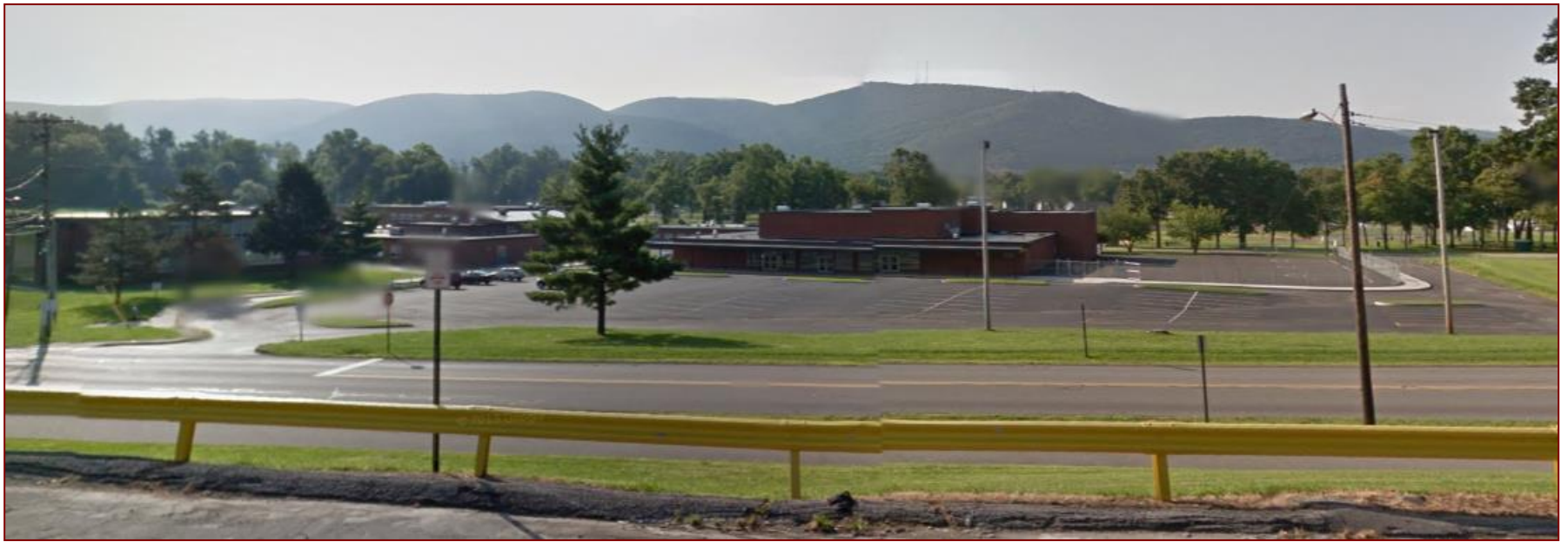
[Draft LWRP Viewshed Nomination](#)



Mill Street off Route 52



Route 52 at State Street

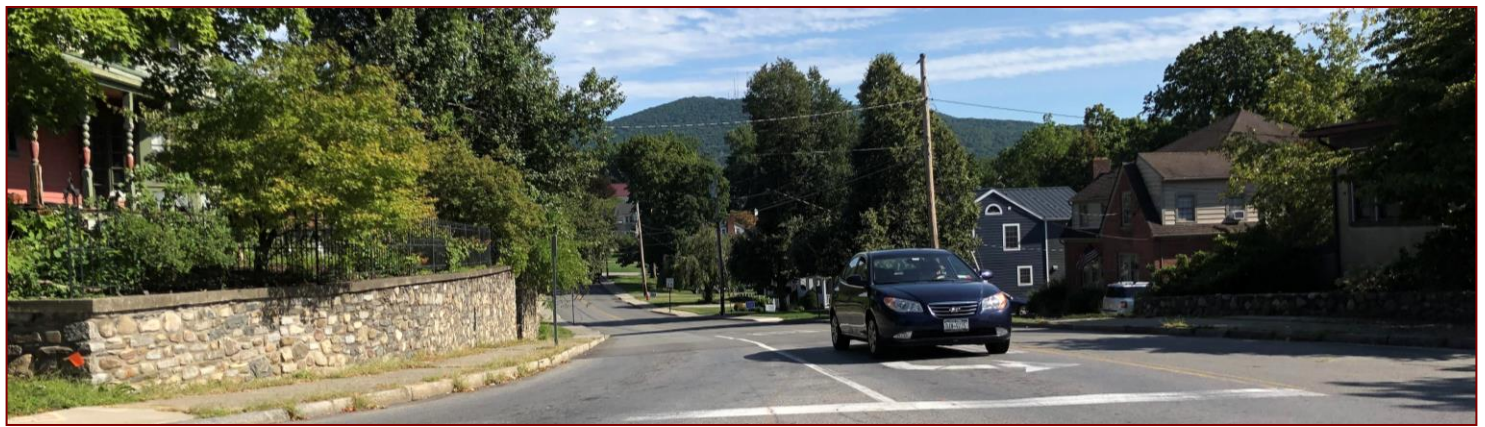


Matteawan Road at Tilden Avenue



Liberty Street North of JVF Elementary School

Verplanck Avenue



At Route 9D



At Willow Street



At Schenck Avenue



Near Beacon Falls

Churchill Street Bridge

View East across Bridge

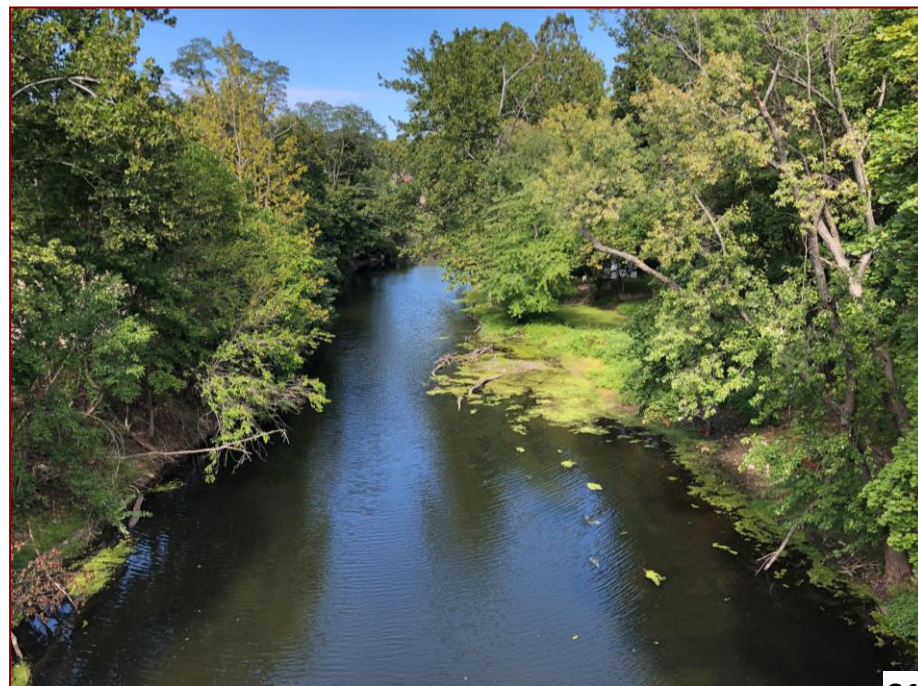


From Bridge – Views South and North of Fishkill Creek

**Route 9D/
Wolcott Avenue**



Route 9D and Tioronda Avenue



Route 9D Bridge – Views South and North of Fishkill Creek

Tioronda Avenue

**At Top of Hill
Near Route 9D**



**About 600 feet
South of Route 9D**



**About 2,300 feet
South of Route 9D**





View toward the Bridge from the Tunnel



View of the Falls

Near Madam Brett Park

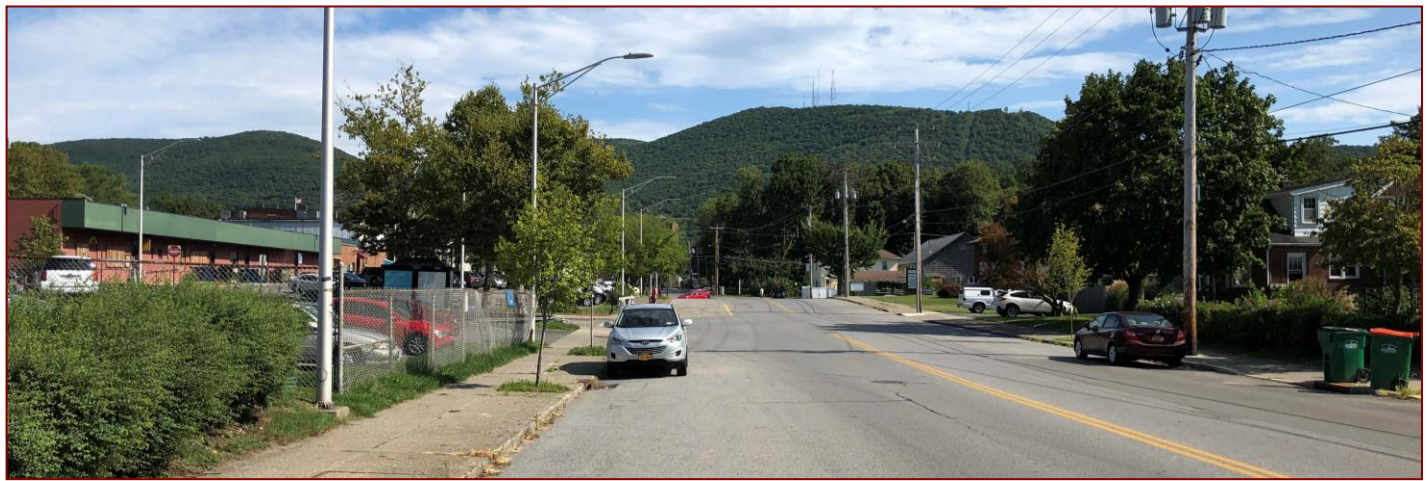


Tioronda Bridge



From the Bridge – View towards the River

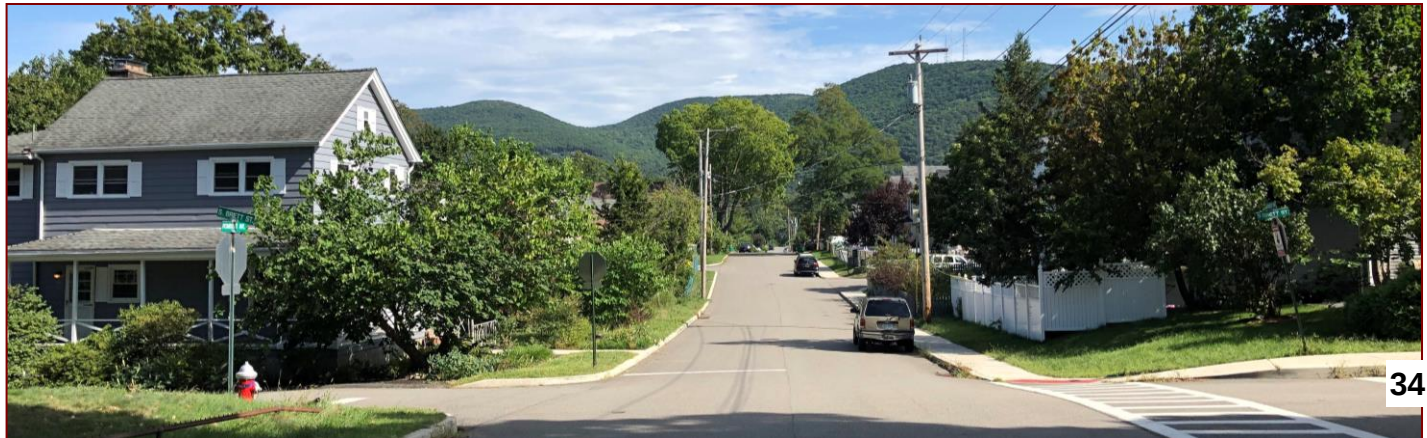
**Henry Street
Near Veterans Place**



**Rombout Avenue
from S. Chestnut Street**



**Rombout Avenue
from S. Brett Street**



**Dewindt Street
Near S. Elm Street**



**Dewindt Street
East of Cliff Street**





**Bayview Avenue
Near Stratford Avenue**



**View from of Bayview
Avenue Cul-de-Sac**

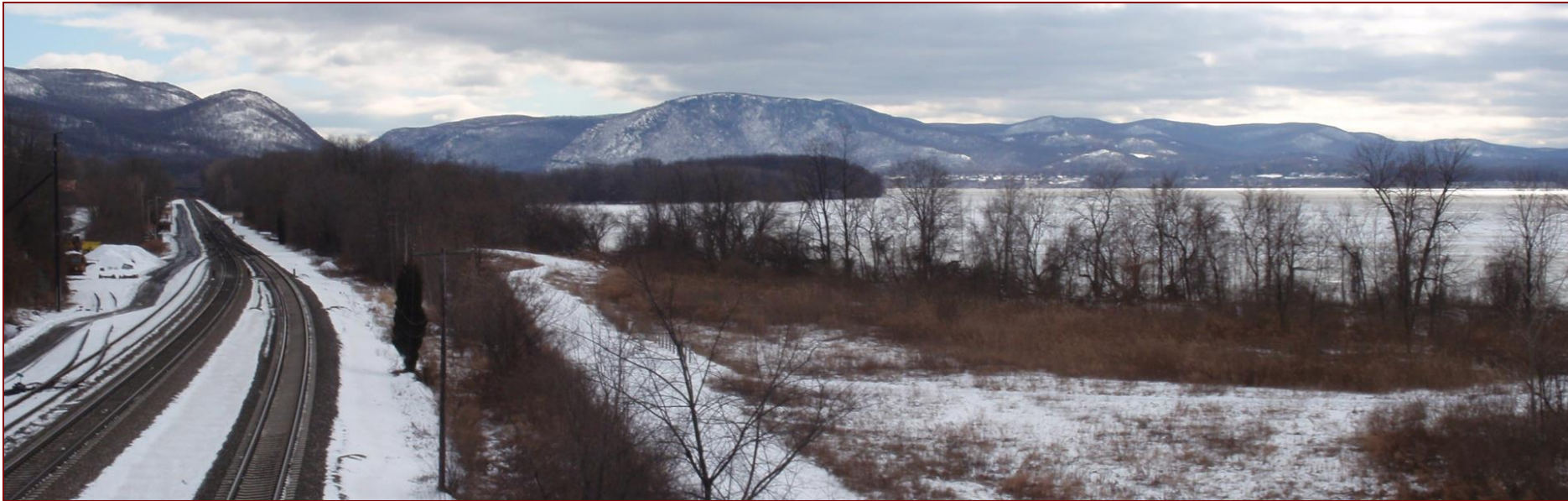




Pete and Toshi Seeger Riverfront Park Looking South



View of Harbor from Train Platform



View South from Bridge over Train Tracks

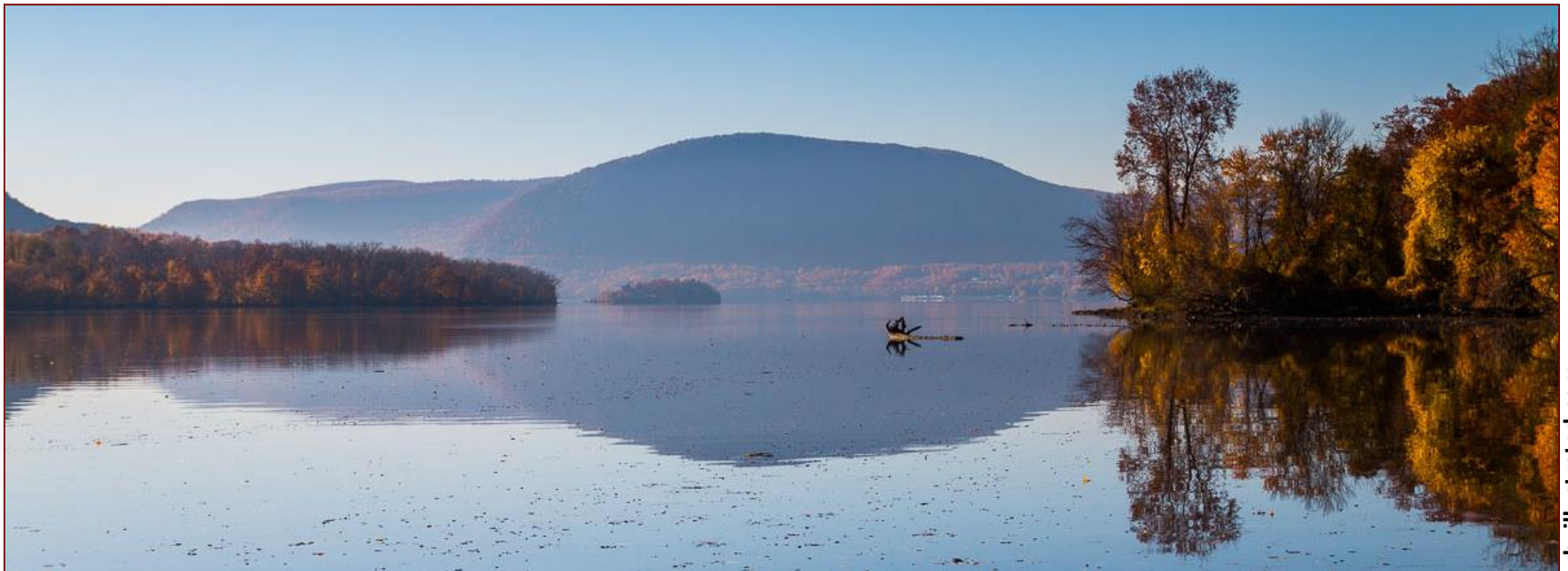


View of River from Long Dock Park



scenicHUDSON.org

View South from Long Dock Park



hVillustrated.com

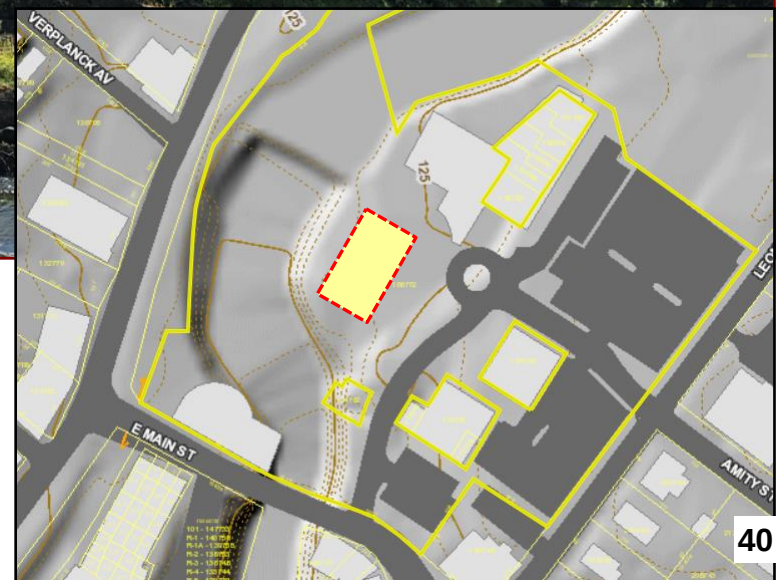
View South from Denning's Point State Park



Beacon Falls Viewshed - Conceptual Example 1

General Business district allows commercial and multifamily uses, so a 3-story building could in theory be proposed east of the falls.

Viewshed protection measures can be enforced as part of the Site Plan review process, such as relocating the building to another part of the property away from a designated view.





Bayview Avenue Viewshed Conceptual Example 2

32,234 sq. ft. parcel
at end of Stratford Avenue

R1-10 district requires a
10,000 sq. ft. minimum area,
so the lot could be subdivided
into two parcels with a new
house blocking street views.

View protection conditions
could be attached as part
of subdivision approval.

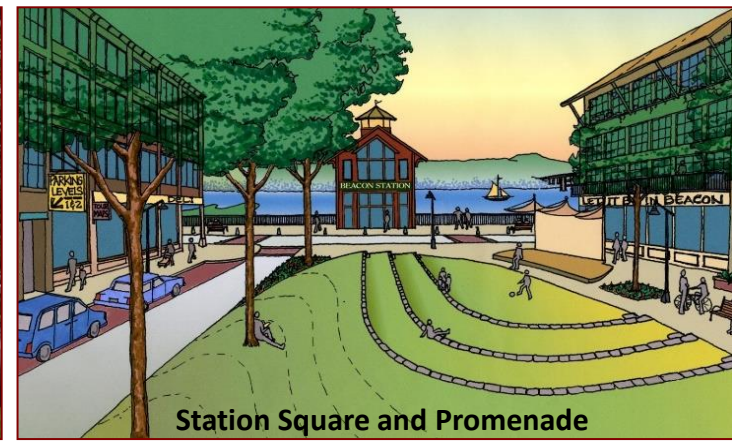


Station Area Conceptual Example 3

LWRP-designated
viewshed could be
improved by a public
promenade with
elevated and panoramic
river views along the
development frontage.



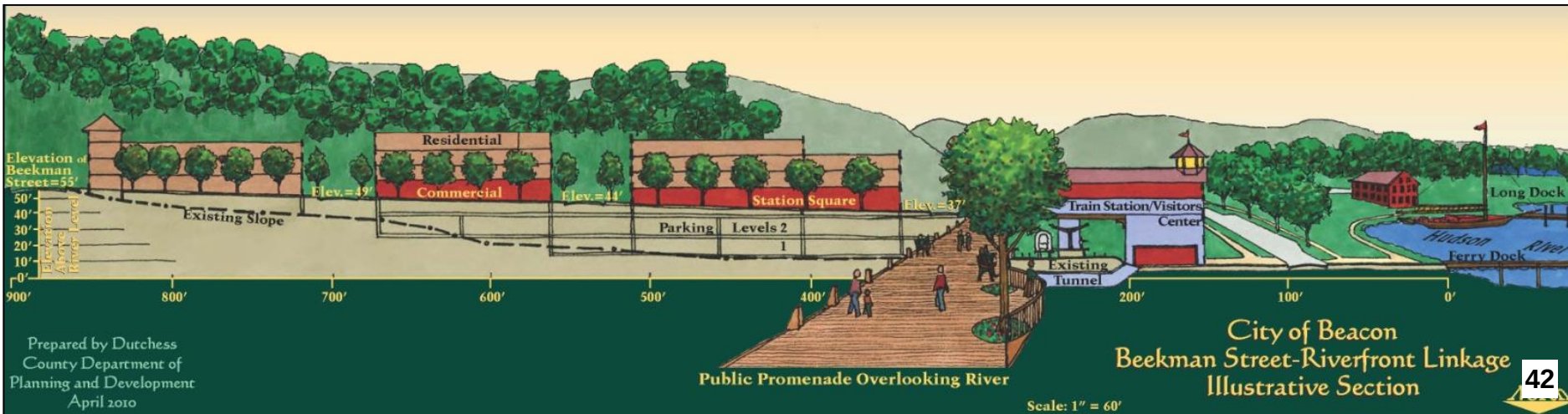
Existing River Street viewshed across MTA Parking Lot



Station Square and Promenade
Illustrative Sketch Plan, 2010



Existing View Looking South



Prepared by Dutchess
County Department of
Planning and Development
April 2010

Public Promenade Overlooking River

Scale: 1" = 60'

City of Beacon
Beekman Street-Riverfront Linkage
Illustrative Section

City of Beacon
Local Waterfront Revitalization Program (LWRP)

Originally Adopted by City Council October 21, 1991
Amendment Added Harbor Management Plan March 7, 2011

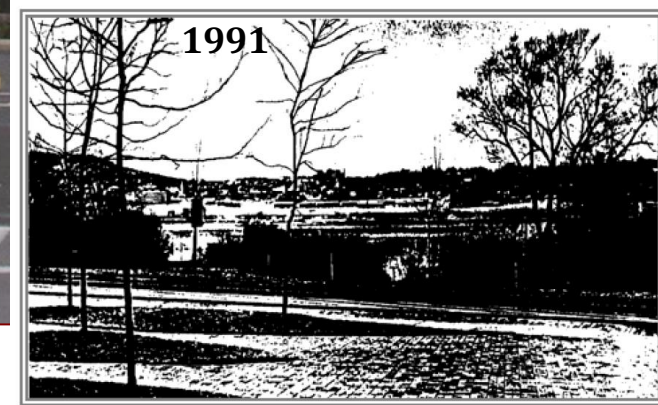
Policy 25A

The following view sheds will be protected:

- 1. Main Street and Route 9D**
- 2. Beacon Street and Route 9D**
- 3. Rombout Avenue and Route 9D**
- 4. Route 9D and Wolcott Avenue**
- 5. South Avenue and Route 9D**
- 6. Dennings Avenue at South Avenue**
- 7. Sargent Avenue at St. Lawrence Seminary**
- 8. South Avenue 1/4 Mile West of Dennings Avenue**
- 9. Paye Street**
- 10. River Street and Beekman Street**
- 11. Southwest View from Wolcott Avenue 200 Feet West of Bayview Avenue**
- 12. West View from Wolcott Avenue 200 Feet West of Bayview Avenue**
- 13. Northwest View from Wolcott Avenue 200 Feet West of Bayview Avenue**



View 1: Main Street and Route 9D



View 10: River Street and Beekman Street



**View 2:
Beacon Street
and Route 9D**



**View 3:
Rombout Avenue
and Route 9D**

2 Rombout Ave, Beacon,
NY 12508



1991



2024

1991

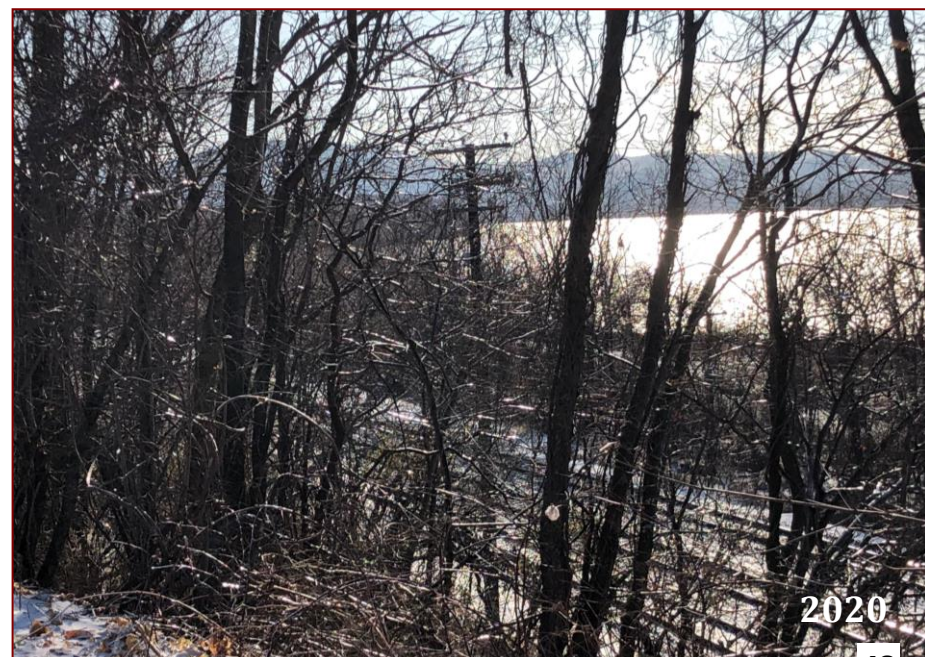
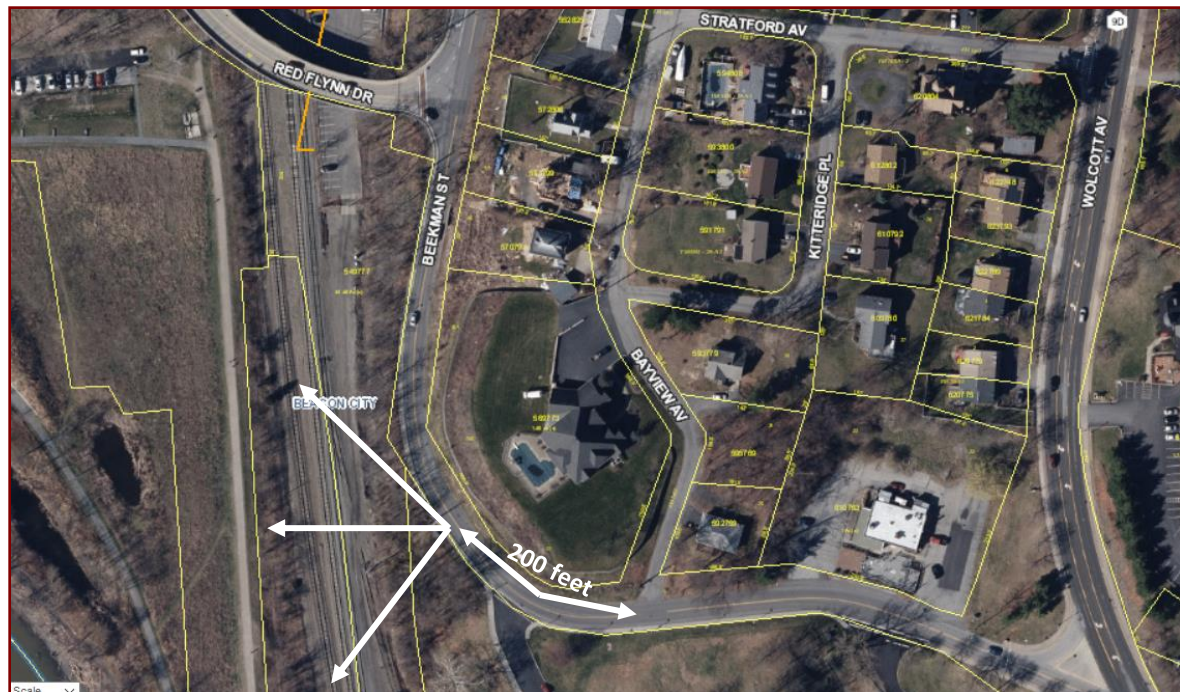


**View 4:
Route 9D and
Wolcott Avenue**

**(Southern Section of
Beekman Street was
at that time called
Wolcott Avenue)**



2020



View 11: Southwest view from Wolcott Avenue 200 feet west of Bayview Avenue

1991

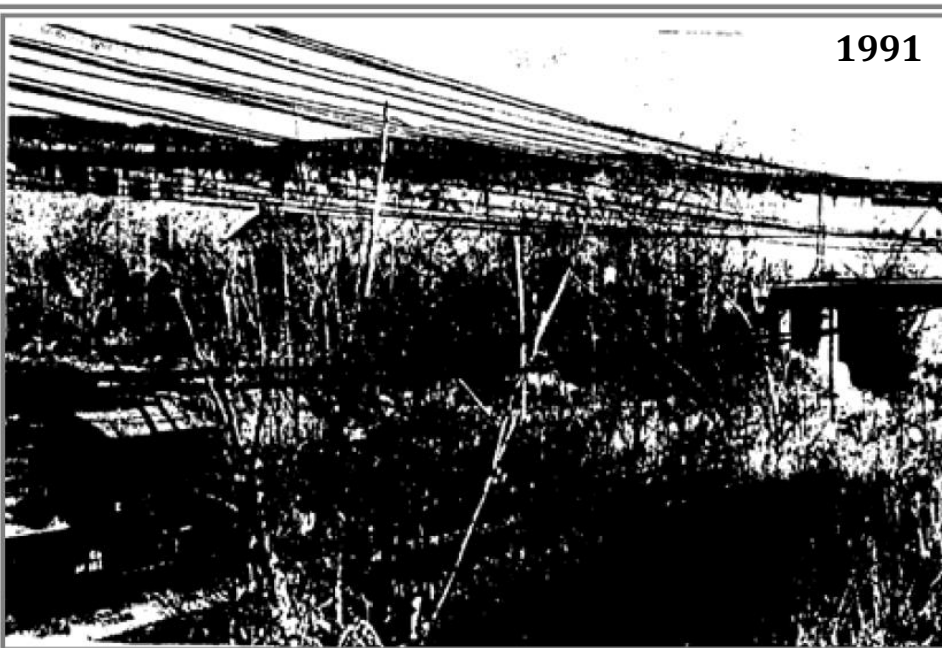


2020



View 12: West view from Wolcott Avenue 200 feet west of Bayview Avenue

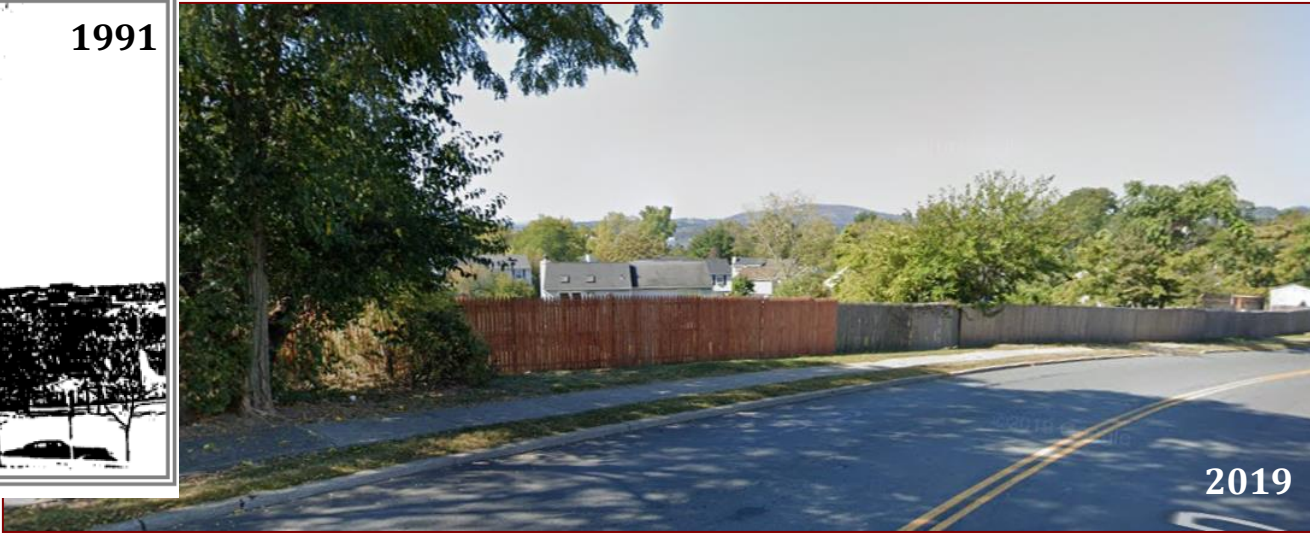
1991



2020



View 13: Northwest view from Wolcott Avenue 200 feet west of Bayview Avenue

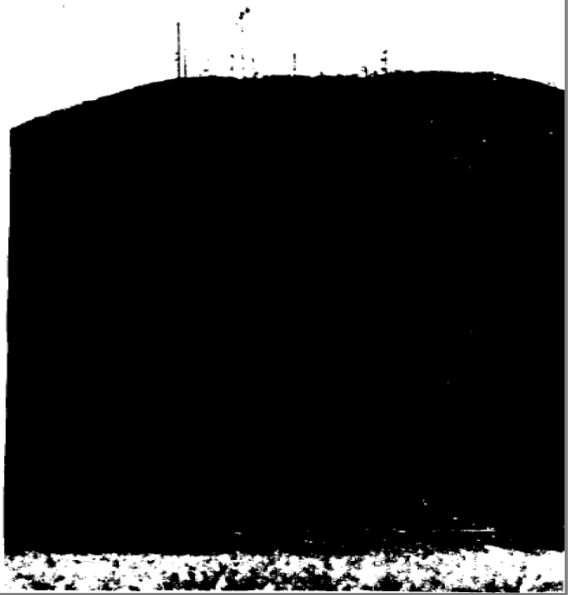


View 5:
South Avenue and Route 9D

View 6:
Denning's Avenue at South Avenue



1991

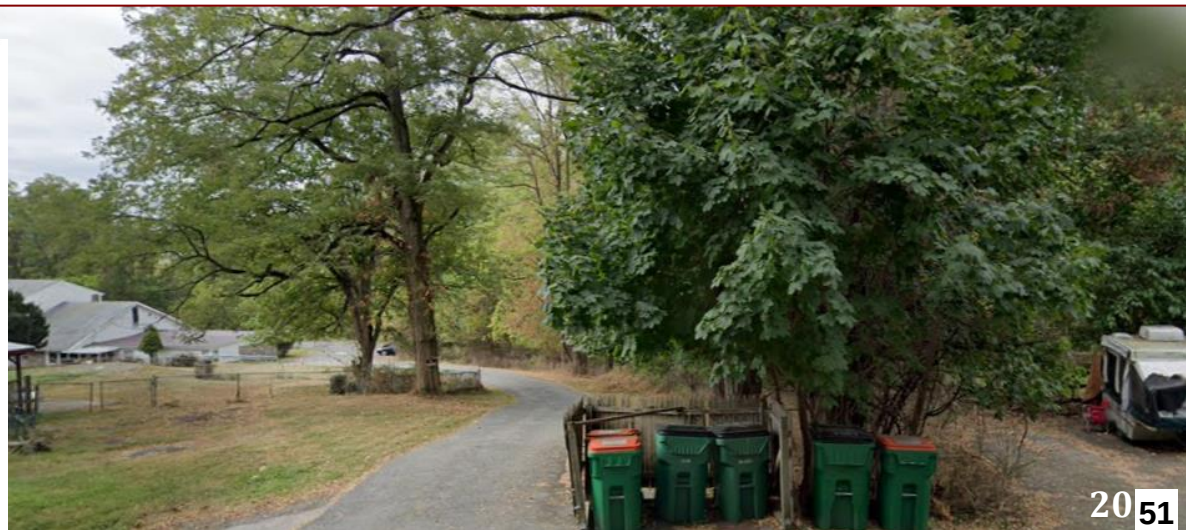
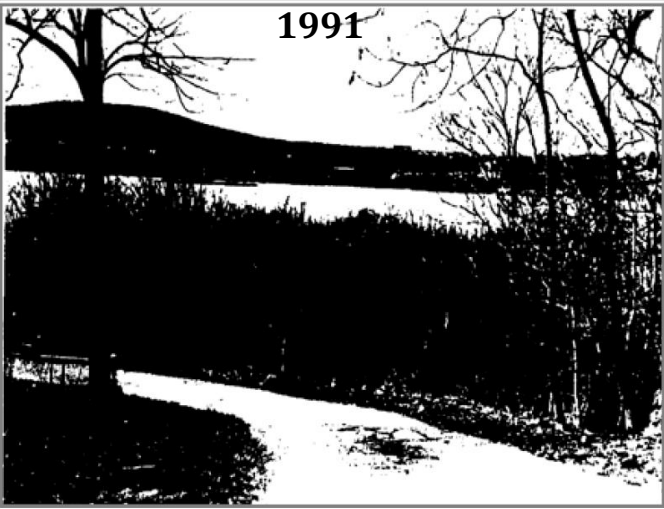


View just south of Sargent Avenue – South Avenue Intersection 2012

View 7:
Sargent Avenue at St. Lawrence Seminary

View 8:
South Avenue ¼ Mile West of Denning's Avenue

1991





1991

**View 9:
Paye Street**





**Bayview Avenue
Near Stratford Avenue**



**View from of Bayview
Avenue Cul-de-Sac**





Bayview Avenue Viewshed Conceptual Example 2

32,234 sq. ft. parcel
at end of Stratford Avenue

R1-10 district requires a
10,000 sq. ft. minimum area,
so the lot could be subdivided
into two parcels with a new
house blocking street views.

View protection conditions
could be attached as part
of subdivision approval.

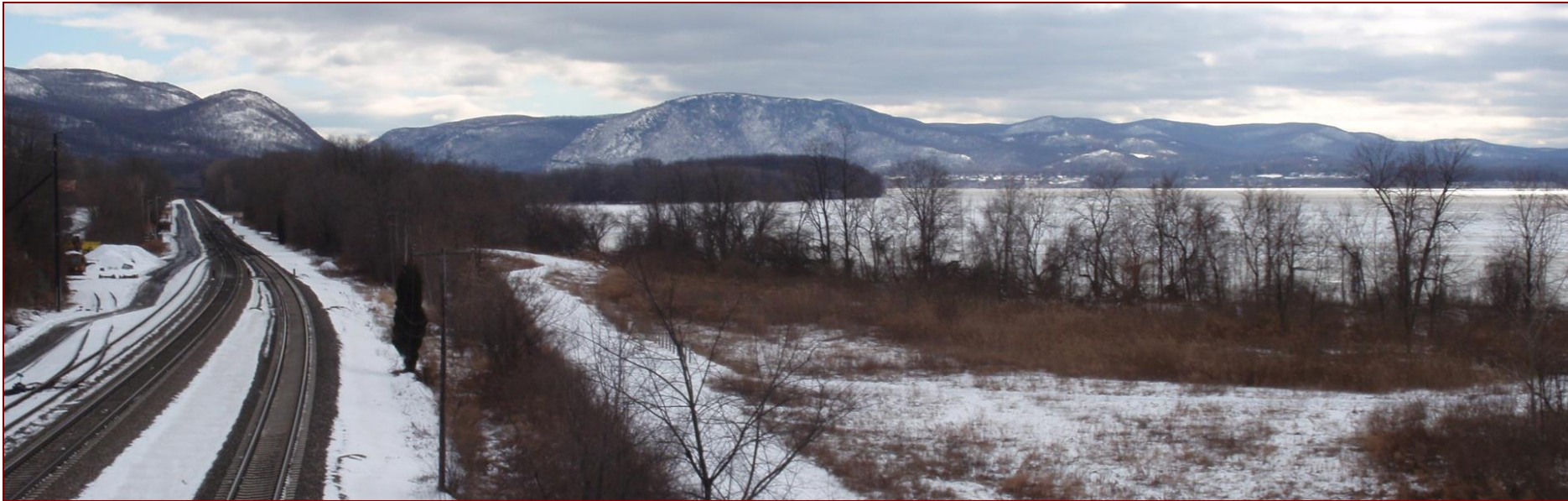




Pete and Toshi Seeger Riverfront Park Looking South



View of Harbor from Train Platform



View South from Bridge over Train Tracks

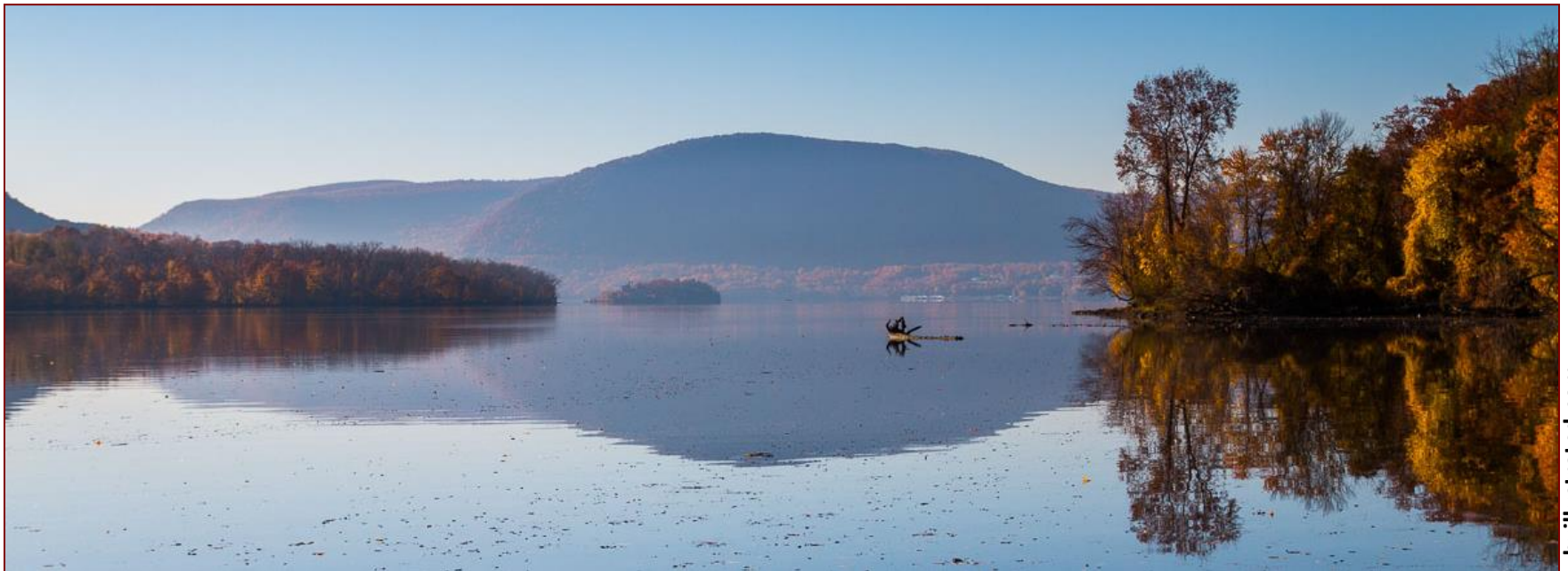


View of River from Long Dock Park



scenichudson.org

View South from Long Dock Park



hvilleillustrated.com

View South from Denning's Point State Park

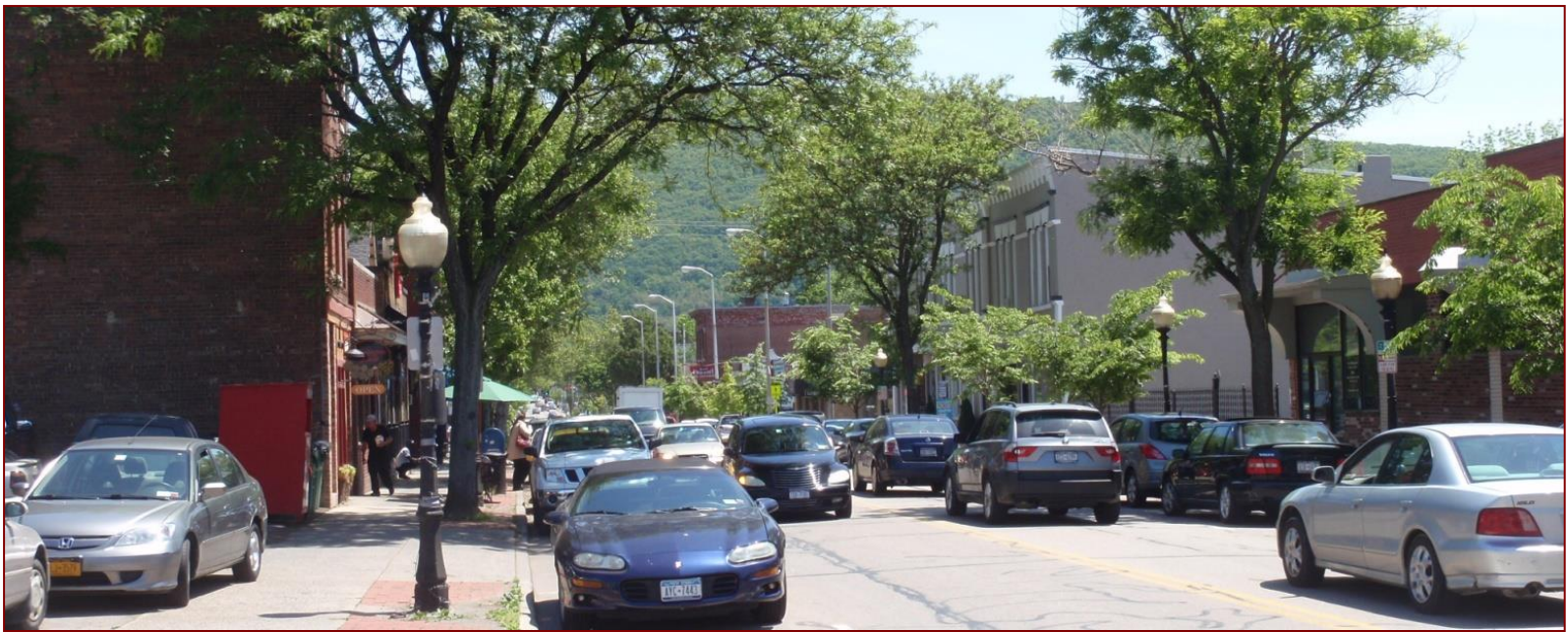


Main Street

West End near Cliff Street



At Willow Street



Main Street

At Elm Street



Near Walnut Street



Main Street

At Cedar Street



Near Veterans Place

Main Street



Near Schenck Avenue



**At South Side of
One East Main Street**

Main Street at Churchill Street Curve



Historic Postcard View – Early 1900s



At Tioronda Avenue



In Front of Church



From East Side of Church



From East Main Street Bridge - Views South and North of Fishkill Creek

East Main Street



At Fountain Square

**View West at
Summit Street**

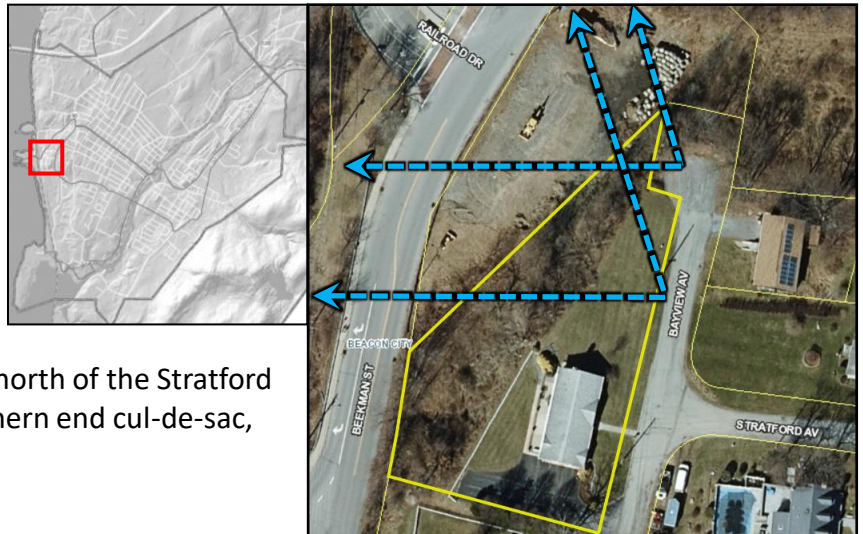


**City of Beacon
Local Waterfront
Revitalization Program**

**Designated Scenic View
Location and Viewshed**

Scenic View Location:

Bayview Avenue from 80 feet north of the Stratford Avenue centerline to the northern end cul-de-sac, looking west to northwest.



Scenic Viewshed:

This a panoramic view of the Hudson River and the western shoreline from the Newburgh waterfront at the base of Broadway and extending north to include the length of the Newburgh-Beacon Bridge and the hills farther to the west. The foreground is across the lawn of a residential lot with a low line of vegetation along the sloping ground at the edge of the hill. At the lower elevation cul-de-sac the foreground view includes the Metro-North parking lot, train platform, and the harbor area between Long Dock Park and the Pete and Toshi Seeger Riverfront Park. Maintenance of this viewshed will be dependent on long-term trimming of the vegetation along the privately owned hillside and at the end of the City-owned cul-de-sac.

View from of Bayview
Avenue cul-de-sac



View from Bayview Avenue 80 feet
north of Stratford Avenue centerline



City of Beacon City Council Agenda
05/10/2021

Title:

Paper Streets

ATTACHMENTS

[Memorandum and Exhibits from the City Attorney's Office Regarding Abandoning Paper Streets](#)

MEMORANDUM

TO: Mayor Kyriacou and Members of the
City Council of the City of Beacon

FROM: Keane & Beane, P.C.

RE: Abandoning Paper Streets in the Groveville Park Area

DATE: April 23, 2021

The Official Map of the City of Beacon contains several undeveloped paper streets identified as Ryans Avenue, BeVier Avenue, Morse Street and Levy Street. A paper street is a street established on a filed subdivision map and is included on the Official Map of the City of Beacon, but which was never subsequently developed or used as a public way. An excerpt of the Official Map identifying these paper streets is attached hereto as Exhibit "A." These streets are also identified on the Dutchess County GIS map attached hereto as Exhibit "B." These papers streets were originally identified on the "Map of Groveville Park," filed with the Dutchess County Clerk on December 12, 1910. The "Map of Groveville Park" is attached as Exhibit "C." The paper streets discussed herein are highlighted. Over the years, portions of these paper streets appear to have been abandoned in parts.

The City Council may abandon the undeveloped paper street if it finds that the unimproved right-of-way is not essential for future transportation purposes or any other public purpose and does not provide the only means of access to an abutting parcel of land.

The City's Department Heads and consultants, including Ed Balicki, Michael Manzi, John Russo, Mark Price, John Clarke, and Gary Van Voorhis, reviewed the paper streets and have determined that the City has no current or future need for Ryans Avenue, BeVier Avenue and a portion of Morse Street.¹ Therefore, our office believes de-mapping the Ryans Avenue, BeView Avenue and a portion of Morse Street is in the best interest of the City.

¹ There is a catch basin and some piping that conveys collected stormwater down Levy Street through a drainage swale. Therefore, we do not recommend abandoning Levy Street. In addition, there is water and sewer located in a portion of Morse Street. Therefore, we do not recommend abandoning the portion of Morse Street located at the end of Wesley Street due to the location of the utilities and to allow for an area to dump snow when plowing Wesley Avenue.

PROCEDURE TO ABANDON PAPER STREETS

In order to formally remove the identified paper streets from the Official Map of the City of Beacon, the City must conduct a public hearing pursuant to General City Law § 29, with notice published in the paper at least five days in advance. The City must send notice of the public hearing via registered mail, return receipt requested, to all property owners abutting the paper street to be abandoned. The City will refer the application to abandon the identified paper streets to the Planning Board for review and comment. If the City Planning Board does not render its report to the City Council within 30 days of the referral, the City Council may proceed with its decision without a report from the Planning Board.

The removal of a street from the Official Map is an Unlisted Action for purposes of SEQRA review. Prior to taking final action, the City Council will need to determine whether removing the paper streets in the old Groverville Park area from the Official Map will cause any significant adverse environmental impact.

By removing the streets from the Official Map and declaring the streets abandoned title to the centerline of the street will pass to the property owner(s) on either side of the abandoned paper street. The City should be aware some property owners are using portions of the paper streets beyond the portion such property owner would obtain ownership to. Such use will need to be resolved between neighbors; the City is not responsible for resolving any disputes that may arise.

EXHIBIT A

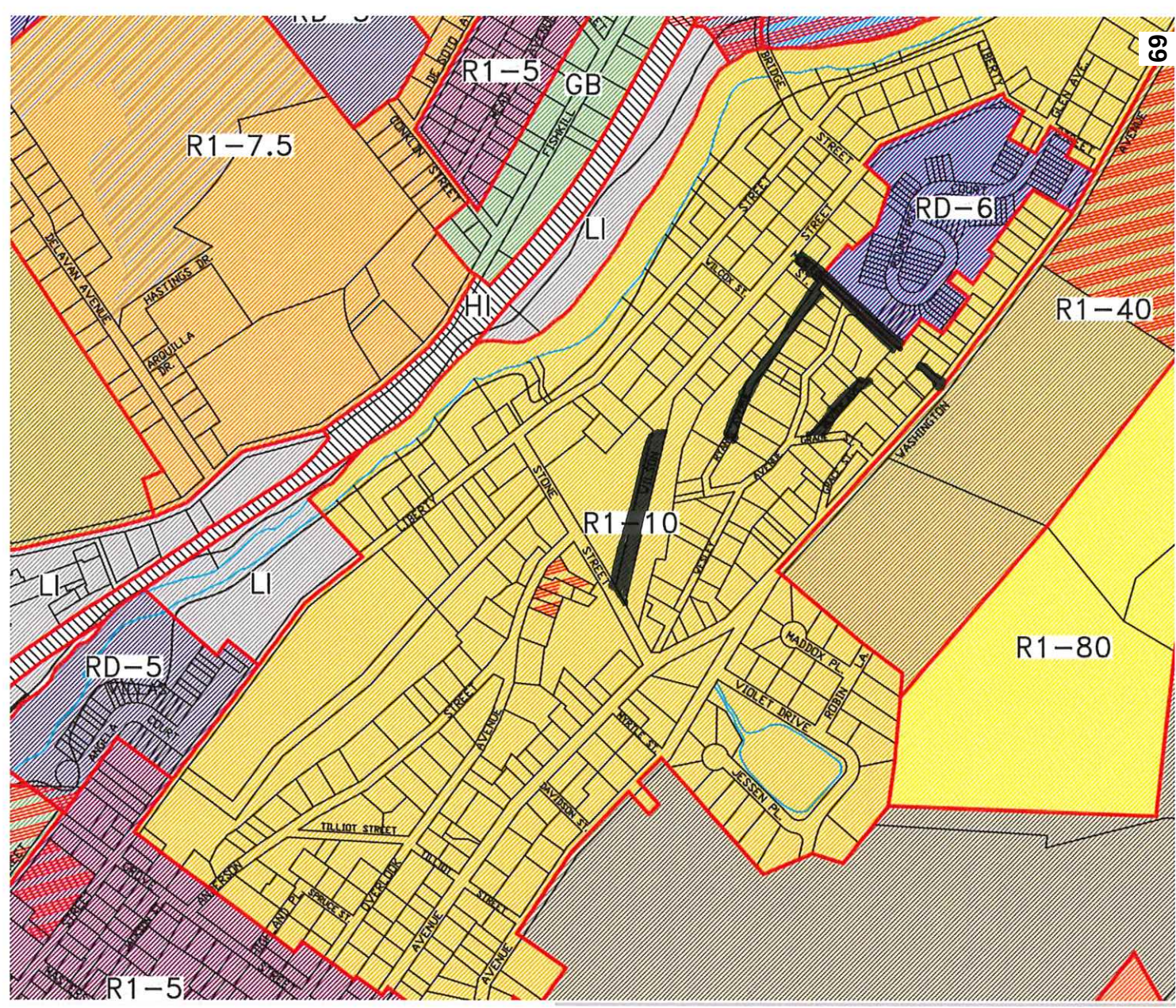


EXHIBIT B



EXHIBIT C

[illegible]

Document Date: 23/11/2016 Printed Page: 1 of 4

City of Beacon City Council Agenda
05/10/2021

Title:

Proposed Budget Amendments

ATTACHMENTS

[Proposed Budget Amendments](#)

Council Budget Amendments
May 17, 2021 Meeting

1. Amend the 2021 General Fund Budget for the purchase of additional parklets to assist businesses with outdoor dining. Below is the proposed budget amendment:

Transfer to:

A -01-1620-416008- MATERIALS & SUPPLIES - COVID	<u>\$ 11,245</u>
---	------------------

Transfer from:

A -01-1990-400008- CONTINGENCY - COVID 19	<u>\$ 11,245</u>
---	------------------

2. Amend the 2021 General Fund Budget for the cleaning and stocking of the bathrooms in the City's parks. Below is the proposed budget amendment:

Transfer to:

A -07-7110-444000- JANITOR SERVICE	\$ 14,550
A -07-7110-411000- CLEANING SUPPLIES	<u>2,000</u>
TOTAL	<u>\$ 16,550</u>

Transfer from:

A -07-7110-105020- OT - PARK BATHROOMS	<u>\$ 16,550</u>
--	------------------

3. Amend the 2021 General Fund Budget use of Planning Recreation Fees to purchase a park shed and for improvements to Green St. Park. Below is the proposed budget amendment:

Increase to:

A -07-7110-250000- PURCHASE EQUIPMENT	\$ 8,000
A -07-7140-250000- PURCHASE EQUIPMENT	<u>5,988</u>
	<u>\$ 13,988</u>

Increase to:

A -07-7140-208900- PLANNING RECREATION FEES	<u>\$ 13,988</u>
---	------------------

Council Budget Amendments
May 17, 2021 Meeting

4. Amend the 2021 General Fund Budget accept a grant from NYS Department of Environmental Conservation for tree maintenance. Below is the proposed budget amendment:

Increase to:

A -07-7110-448000- TREE MAINTENANCE	<u>\$ 39,732</u>
-------------------------------------	------------------

Increase to:

A -07-7110-391000- STATE AID CONSERVATION PROGRAMS	<u>\$ 35,996</u>
--	------------------

Transfer from:

A -00-7112-448000- TREE CARE/REMOVAL	<u>\$ 3,736</u>
--------------------------------------	-----------------

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon City Council Agenda
05/10/2021

Title:

Personnel

ATTACHMENTS

City of Beacon City Council Agenda
05/10/2021

Title:

Contracts

ATTACHMENTS