



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 24, 2021
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. Notice of Change in Meeting Location May 24, 2021
2. Discussion of 2021 Public Events with City Administrator Chris White and Recreation Director Mark Price 30
3. Food Security Update 10
4. Affordable Housing Presentation with Cea Weaver of Housing Justice for All 45
5. Proposed Abandonment of City Paper Streets: Morse Street, Be Vier Avenue, and Ryans Avenue 10
6. Proposed Appointment of Eleanor Peck to the Conservation Advisory Committee 5
7. Proposed Appointment of Pastor Daniel Blackburn to the Commission on Human Rights 5

City of Beacon City Council Agenda
05/24/2021

Title:

Notice of Change in Meeting Location May 24, 2021

ATTACHMENTS

[Notice of Change in Meeting Location May 24, 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/84826673504?pwd=ZEg4S3ViSkN6cEw5M2RfKzViUkFwdz09>

Webinar ID: 848 2667 3504 Passcode: 145169. 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: 848 2667 3504 Passcode: 145169. 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 of May 24, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
05/24/2021

Title:

Discussion of 2021 Public Events with City Administrator Chris White and Recreation Director Mark Price

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[Potential City of Beacon Events](#)

Month	Event	Location
January	Dr. Martin Luther King Jr. Parade	Main Street
March	Parade of Green	Main Street
April	South Avenue Color Run	Behind South Ave School
April	Good Friday Procession	Main Street
April	Easter Sunrise Service	Riverfront Park
April	Beacon Barks	Main Street
May	Good Will Church 6k	Dennings Point
May	ARF 4th Annual 5K Run & Walk w/ Dogs	Memorial Park
May	Racing to Save Lives	Long Dock Park
May	Hopes on Hudson Modern Maker's Mart	Pete and Toshi Riverfront Park
May	Memorial Day Parade	Main Street
13-Jun	Beacon Sloop Club Strawberry Fest	Pete and Toshi Riverfront Park
26-Jun	Taco Festival	Pete and Toshi Riverfront Park
June	Scenic Hudson Gala	Long Dock Park
July	River Swim	Beacon shorefront near marina
July	Bike Safety Day	Catherine Street
August	Family Fun Day	Springfield Baptist Church
August	Bike Safety Day II	Catherine Street
15-Aug	Beacon Sloop Club Corn Festival	Pete and Toshi Riverfront Park
August	Health and Wealth Event	DMV Parking Lot
September	Van Buren Street Block Party	Van Buren Street
17-Oct	Beacon Sloop Club Pumpkin Festival	Pete and Toshi Riverfront Park
18-Sep	Hudson River Craft Brew Festival	Pete and Toshi Riverfront Park
September	Wilson Street Block Party	Wilson Street
September	Spirit of Beacon Day	Main Street
October	Bridge Run	Riverfront Park
October	Car Show	Main Street
October	Hocus Pocus Parade	Main Street

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Title:

Food Security Update

ATTACHMENTS

City of Beacon City Council Agenda
05/24/2021

Title:

Affordable Housing Presentation with Cea Weaver of Housing Justice for All

ATTACHMENTS

[Affordable Housing Presentation](#)

Rent Stabilization

Facts and Myths
Presented to the Beacon Common Council
May 24, 2021

What does the Emergency Tenant Protection Act Do?

- Common **consumer protection measure** designed to protect renters from price gouging in rental markets with a very low vacancy rate
- Creates framework to regulate rent increases in buildings with 6 or more units built before 1974
- Promotes community stability by giving **tenants and landlords** a stake in neighborhood based investment
- Mitigates “NIMBY”-ism from the tenant community and allows for more stable growth (necessary to address the housing crisis holistically)

Myth #1: Rent Stabilization Benefits Wealthy Tenants

- In New York City, low-income households make up 38% of total rent regulated households
- Average income of a rent stabilized tenant in New York City is
- Higher-income households are not protected by rent stabilization to the same degree
 - They rent because they value mobility and move frequently
 - They become owners

Myth #2: Rent Stabilization Causes Divestment

- Rent stabilization allows for generous rent increases (“major capital improvement” (MCI) or “individual apartment improvement” (IAI) increases) when landlords opt to make capital repairs.
 - Over 12 years the repair will be fully paid back; rent increase lasts for 30 years
 - [Guide to rent increases in rent stabilized apartments](#)
- “Rent Guidelines Board” process controls for increase in operating costs
- On the whole, rent stabilized or regulated apartments in New York City tend to be in **far better physical condition than unregulated apartments**, when controlling for age, building size, rent, etc.
- When combined with a robust housing code enforcement program, leads to improved living conditions.

Myth #2: Rent Stabilization Causes Divestment

- 1982: Peter Marcuse, “Housing abandonment: Does rent control make a difference,” Report, Washington, D. C., Conference on Alternative State and Local Policies.
 - Cities experience divestment and abandonment at similar rates regardless of rent control policies (largely due to policies like red lining)
- 2015: Forty Years of “Rent Control”, [University of Dayton](#)
 - Studied 161 New Jersey municipalities during the decades 1970 - 2010
 - **Found no statistical evidence that rent regulation leads to foreclosure, divestment, or worsened housing quality**
- 2018: Net Operating Income of rent stabilized apartment building owners held steady at 4.4% over the last decades.

Myth #3: Rent Stabilization Constricts Supply

- Rent stabilization only covers older buildings, built before 1974
- Housing is notoriously inelastic: it takes a long time to build a building! Supply-side policies alone cannot protect against gentrification and displacement
- Policies like restrictive zoning codes are more likely to cause a reduction in supply than rent regulation
- Regional Planning Association, [2018's Fourth Regional Plan](#) argues for robust upzoning combined with **strong rent stabilizations and right to counsel** to allow for “development without displacement”

Questions?

City of Beacon City Council Agenda
05/24/2021

Title:

Proposed Abandonment of City Paper Streets: Morse Street, Be Vier Avenue, and Ryans Avenue

ATTACHMENTS

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

**City of Beacon
Old Groveville Park Subdivision
Paper Streets**

I. Parcel Information

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
Metra Homeowner Assoc. 49 Roundtree Ct Beacon, NY 12508	Roundtree Court	Parcel: 543023	Morse Street	Round Tree Court	1 acre	Residential Vacant Land
Steven Suhren	57 Wilson Street Beacon, NY 12508	Parcel 524020	Morse Street	Wilson Street	0.14 acres	Single Family Home
Paul and Kelly Motalvo	61 Wilson Street Beacon, NY 12508	Parcel: 529029	Morse Street	Wilson Street	0.18 acres	Single Family Home
Markell Baker and Lloyd Dandiford	71 Wilson Street Beacon, NY 12508	Parcel: 536031	Morse Street	Wilson Street	0.30 acres	Single Family Home
Michael and Susan Giannoni 116 Wesley Ave Beacon NY 12508	Washington Avenue	Parcel: 562985	Morse Street	No access (Will require easement). This parcel appears to be used by Parcel: 549993.	0.355 acres	Residential Vacant Land
Michael and Susan Giannoni 116 Wesley Ave Beacon NY 12508	326 Washington Avenue Beacon, NY 12508	Parcel: 570978	Morse Street	Washington Avenue	0.1493 acres	Single Family Home

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
901 Pequot Avenue New London, CT 06320	332 Washington Avenue Beacon, NY 12508	Parcel: 575986	Morse Street	Washington Avenue	0.14 acres	Single Family Home
James Fine	115 Wesley Avenue Beacon, NY 12508	Parcel: 535011	Morse Street and Ryons Avenue	Wesley Avenue	0.0989 acres	Single Family Residents
Steven Suhren	57 Wilson St Beacon NY 12508	Parcel: 524020	Ryans Avenue and Morse Street	Wilson Street	0.14 acres	Single family Residential
Kim-Hung S. Ng Ethel Lee	65 Wesley Ave Beacon NY 12508	Parcel: 506955	Ryans Avenue	Wesley Avenue	0.285 acres	Single Family Residence
Paul and Carolyn Clausen	71 Wesley Ave Beacon NY 12508	Parcel: 510962	Ryans Avenue	Wesley Avenue	0.324 acres	Single Family Residence
Charles Symon	79 Wesley Ave Beacon NY 12508	Parcel: 513973	Ryans Avenue	Wesley Avenue	0.50 acres	Single Family Residence

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
Arthur Pascucci	81 Wesley Ave Beacon NY 12508	Parcel: 512980	Ryans Avenue	Technically Landlocked	0.04 acres	Residential vacant land. This parcel is the backyard area of Parcel 520976, which is also owned by Arthur Pascucci.
Barbara Richards	93 Wesley Ave Beacon NY 12508	Parcel: 517986	Ryans Avenue	Wesley Avenue	.08 acres	Single Family Residence
Chiraporn Rabenda 21 Coffey Ave Beacon NY 12508	97 Wesley Avenue Beacon NY 12508	Parcel: 524995	Ryans Avenue	Wesley Avenue	0.33 acres	Single Family Residence
April S. Zimmermann	109 Wesley Ave Beacon NY 12508	Parcel: 530002	Ryans Avenue	Wesley Avenue	0.19 acres	Single Family Residence
Sean Forey	111 Wesley Ave Beacon NY 12508	Parcel: 533008	Ryans Avenue	Wesley Avenue	0.14 acres	Single Family Residence
Jeaniene Durso	89 Wesley Ave Beacon NY 12508	Parcel: 514984	Ryans Avenue	Technically Landlocked	0.08	Residential Vacant Land (Currently used as a driveway to access Parcel 514999 and 508991). Parcel

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
						520908 is owned by the Jeaniene Durso Trust and provides access to Wesley Avenue.
Jeaniene Durso Trustee	91 Wesley Ave Beacon NY 12508	Parcel: 514999	(Ryans Avenue)	Technically landlocked	0.13	Residential Vacant Land. Parcel 520908 is owned by the Jeaniene Durso Trust and provides access to Wesley Avenue.
Jeaniene Durso Trustee	91 Wesley Ave Beacon NY 12508	Parcel: 508991	Ryans Avenue	Technically Landlocked	0.09	Single family Residential. Parcel 520908 is owned by the Jeaniene Durso Trust and provides access to Wesley Avenue.
Jeaniene Durso	89 Wesley Ave Beacon NY 12508	Parcel: 504986	Ryans Avenue	Technically Landlocked	0.07	Single Family Residential. Parcel 520908 is owned by the Jeaniene Durso Trust and provides access to Wesley Avenue.

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
Tammi Plimley PO Box 176 Glenham NY 12527	105 Wesley Ave Beacon 12508	Parcel: 530996	Ryans Avenue	Wesley Avenue	0.15 acres	Single Family Residential
Michael and Elizabeth Johnson	55 Wilson St Beacon NY 12508	Parcel: 519013	Ryans Avenue	Wilson Street	0.38 acres	Single Family Residential
14 Commerce St Beacon NY 12508	Ryans Avenue	Parcel: 493972	Ryans Avenue	Ryans Avenue	0.776	Residential Vacant Land
Stephen Siktberg and Helaine Rudolph 2365 W State Rd 18 Kokomo IN 469017660	314 Washington Ave Beacon 12508	Parcel: 555970	Be Vier Avenue	Washington Street	0.23 acres	Single Family Home
Michael and Susan Giannoni	116 Wesley Avenue Beacon, NY 12508	Parcel: 549993	Be Vier Avenue	Wesley Avenue	0.5596 acres	Single Family Home
Anthony J. Falsarella	100 Wesley Avenue Beacon, NY 12508	Parcel: 539982	Be Vier Avenue	Wesley Avenue	0.17 acres	Single Family Home

Property Owner Name and Address (If Different from Property Address)	Property Address	Parcel	Name of Paper Street which it is Adjacent to	Street Providing Access	Size	Use
Luke and Aubry Giannoni	96 Wesley Avenue Beacon, NY 12508	Parcel: 535977	Be Vier Avenue	Wesley Avenue	0.30 acres	Single Family Home
Jose E. Segarra	308 Washington Avenue Beacon, NY 12508	Parcel: 547968	Be Vier Avenue	Grace Street	0.57 acres	Single Family Home
Gloria Jean Marchie LT	90 Wesley Avenue Beacon, NY 12508	Parcel: 530970	Be Vier Avenue	Wesley Avenue	0.21 acres	Single Family Home
Maria L. Vittori	82 Wesley Avenue Beacon, NY 12508	Parcel: 526962	Be Vier Avenue	Wesley Avenue	0.11 acres	Single Family Home
Ana Joanes 60 Anderson Street Beacon, NY 12508	17 Wilson Street Beacon, NY 12508	Parcel: 469931	Levy Street	Wilson Street	1.509 acres	Single Family Residents
Rebecca Gebman	2 Wilson Street Beacon, NY 12508	Parcel: 446939	Levy Street	Wilson Street	2.90	Single Family Resident

II. Additional Points Concerning Previously Abandoned Portions of the Paper Street:

Street	History of Abandonment
Morse Street	• Half was abandoned at: - o 115 Wesley Avenue (Parcel 535011) (2006), and - o Washington Avenue (Parcel 562985) (2006) • Fully Abandoned to create Washington Avenue parcel (Parcel 562985) (2006)
Be Vier	• Fully Abandoned to create 316 Washington Avenue (Parcel 555976) (2006) • Fully Abandoned to create at 320 Washing Avenue (Parcel 558981) (2006) • Fully Abandoned to create Washington Avenue parcel (Parcel 562985) (2006)
Ryans Avenue	• Half was abandoned at: 115 Wesley Avenue (Parcel 535011) (2006)

III. Reasons to Keep Paper Streets or Portion Thereof

Street	Concern
Levy Street	Located at the end of Wilson Street is a catch basin and some piping that conveys collected stormwater down Levy Street through a drainage swale. As the natural grade in this area heads towards Stone Street, an easement should be maintained to allow for the continued drainage system.
Morse Street	At the end of Wesley Ave, there is water and sewer located within what would be the Morse Paper Street. We recommend that the portion of Morse, at the end of Wesley, continue to be owned by the City of Beacon due to the utilities, and to allow for the construction of a turn-around for fire trucks in accordance with the NYS Fire Code and to allow for an area to dump snow when plowing Wesley Ave.

City of Beacon City Council Agenda
05/24/2021

Title:

Proposed Appointment of Eleanor Peck to the Conservation Advisory Committee

ATTACHMENTS

[Eleanor Peck Resume](#)

Eleanor Peck

Experience

Climate Smart Coordinator

City of Beacon, NY

September 2019 - Present

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

Manager, Foundation and Corporate Relations

Cary Institute of Ecosystem Studies

Millbrook, NY December 2017 - Present

- Manages all relationships with foundations and corporations, raising \$1.5M annually
- Manages all private grants from cultivation through reporting
- Works closely with President to build relationships with foundations and corporations
- Assists advancement department with all events, both fundraising and educational

Associate, Institutional Advancement

Wildlife Conservation Society

Bronx, NY January 2016 - December 2017

- Wrote, edited, and compiled materials for foundation grant proposals and reports (up to \$3.5M) for conservation and natural climate solutions projects on six continents
- Worked with colleagues around the world to cultivate new and existing donors
- Assisted with scheduling, budgeting, and events



15 Franklin Ave
Beacon, NY 12508

Education

New School University

MA in International Studies - focus on environmental policy

2015 - 2018 3.8GPA

Roosevelt University

BA in Political Science - focus on public policy

2010 - 2013 3.8GPA

Skills and Abilities

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

Skills: volunteer coordination, grant writing, project management, sustainability planning

Accomplishments

- *Advisory Board Member*, Beacon Institute for Rivers and Estuaries, 2020; *appointed to 3 year term*
- *Former Member*, City of Beacon Conservation Advisory Committee, 2019

Other Experience

- **Consultant**, African Centre for Cities (via New School International Field Program) South Africa, *Summer 2017*
- **Consultant**, 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*

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Title:

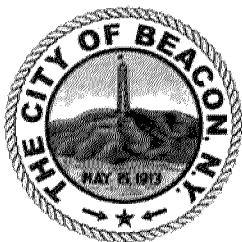
Proposed Appointment of Pastor Daniel Blackburn to the Commission on Human Rights

ATTACHMENTS

[Pastor Daniel Blackburn Application](#)

[Pastor Daniel Blackburn Resume](#)

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	Daniel Blackburn
Address	45 South Ave, Beacon
Phone Number	
Alternate Phone	
Email Address	@gmail.com
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
Occupation	Pastor
Employer	Star of Bethlehem Baptist Church
Work Address	139 Main Street - Beacon
Work Phone	845-831-3328

Education

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

Interest & Skills

Human Relations, Technology, Business Services, Teaching

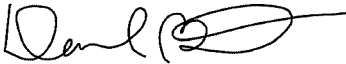
**Areas of Expertise
(business & civic)**

Human Relations, Technology, Business Services, Teaching

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: 

Date: 5/24/21

Daniel A. Blackburn

██████████@GMAIL.COM

Summary

- Ability to build and work collaboratively in a strong team concept environment
- Ability to work independently
- Excellent organization, decision making, and time management skills
- Good verbal and written communication skills
- Ability to analyze situations accurately and effectively

Education

2002- Graduate- State University of New York at Buffalo Buffalo, NY
Bachelors of Science: Management Information Systems

Work Experience

2007-2010 Christ the King Church Milwaukee, WI

Youth Director

Duties: Overseeing a volunteer staff of over 70 people, Initiate outreach efforts, develop yearly goals and objectives based on the organizations strategic plan, develop and oversee budget, plan and organize activities, prepare for and meet with team leaders, organize and maintain accurate records, plan training sessions/ conferences for workers, assist in the training and recruitment of workers, develop new programs, and selecting and developing curriculum.

2011-2012 Ephesians Missionary Baptist Church Milwaukee, WI

Assistant to the Pastor

Duties: Assist Pastor in Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.) develop church policies and procedures, researched opportunities to improve services to members, web master, editing correspondence, report and document preparation, meeting and event planning, and expense reduction, work with ministries to develop annual goals and budgets, and instruct the ministers training class.

2012– 2017 Dynamic Believers Church Milwaukee, WI

Pastor

Duties: Prepare stimulating sermons to encourage members to live for Christ. Instruct the weekly Bible Class. Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.), moderate meetings.

2012-2017 City of Milwaukee, Business Improvement District 19 Milwaukee, WI

Executive Director

Duties: Oversee office staff, interns and volunteers. Liaison between the business owners and the City of Milwaukee (BOZA, Alderpersons, Dept. of City Development), coordinate neighborhood services for businesses, Public Relations, coordinate workshops for business development, plan annual Villard Avenue Family Festival.

2017-2019 Harmony Baptist Church Lakeland, FL

Director of Multimedia & Christian Education

Duties: Develop all aspects of the Christian Education ministry of the church, provide leadership training. Develop internal and external media communications and Audio/Video Production

2019-Present Star of Bethlehem Baptist Church Beacon, NY

Pastor

Duties: Prepare stimulating sermons to encourage members to live for Christ. Instruct the weekly Bible Class. Pastoral Care (e.g. visit hospitals & Nursing homes, preach funerals, counseling, etc.), moderate meetings. Represent congregation at local, state, and national meetings.