



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

**June 14, 2021
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. Notice of Change in Meeting Location June 14, 2021
2. Marijuana Regulation and Taxation Act Presentation by City Attorney 10
3. Proposed Local Law to Create Chapter 155, Article III of the Code of the City of Beacon to Prohibit Smoking in City Parks 15
4. Participatory Budgeting Discussion 30
5. Recommendations from the Parking and Traffic Safety Committee 10
6. Police Advisory Committee 10
7. Proposed Historic Property Nominations Pursuant to the Historic District Landmark Overlay (HDLO) Zone 10
8. Proposed Abandonment of City Paper Streets: Morse Street, Be Vier Avenue, and Ryans Avenue 5

City of Beacon City Council Agenda
06/14/2021

Title:

Notice of Change in Meeting Location June 14, 2021

ATTACHMENTS

[Notice of Change in Meeting Location June 14, 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 able to view the Workshop at

<https://us02web.zoom.us/j/89432395809?pwd=a1ovNm03T1pPRXY2M3QrZXNjUURLUT09>

Webinar ID: 894 3239 5809 Passcode: 143019. To the extent internet access is not available, the public can attend via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 894 3239 5809 Passcode: 143019. 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 June 14, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
06/14/2021

Title:

Marijuana Regulation and Taxation Act Presentation by City Attorney

ATTACHMENTS

[Marijuana Regulation and Taxation Act Presentation by City Attorney](#)

- **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

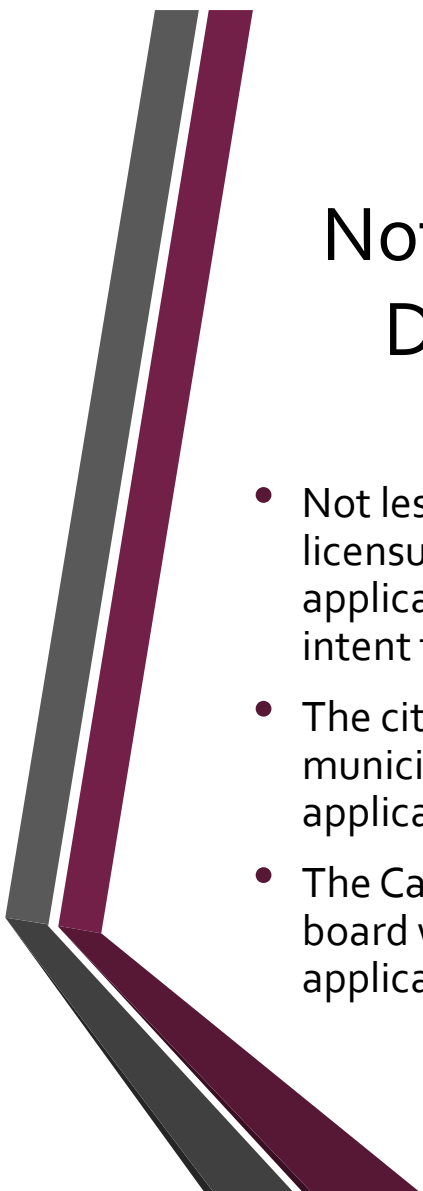
New York Adult Use Marijuana

Drew Victoria Gamils, Esq.
Dgamils@kblaw.com

Adult-Use Cannabis Licenses

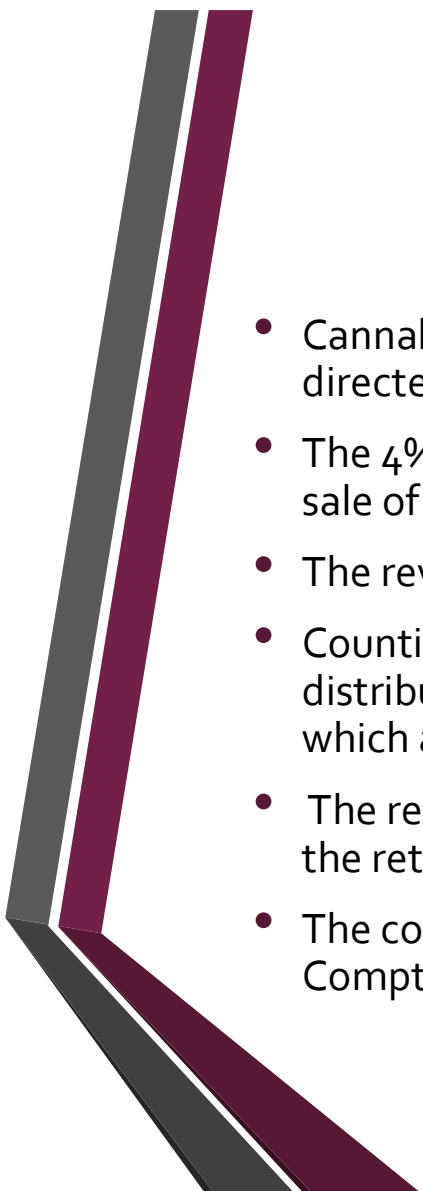
- The MRTA creates the following categories of licenses:
 - Adult-use cultivator license
 - Registered organization adult-use cultivator, processor, distributor, retail dispensary license.
 - Registered organization adult-use cultivator, processor and distributor license.
 - Adult-use processor license
 - Adult-use cooperative license
 - Adult-use distributor license
 - Adult-use retail dispensary license
 - Microbusiness license
 - Delivery license
 - Nursery License
 - Adult-use on-site consumption license





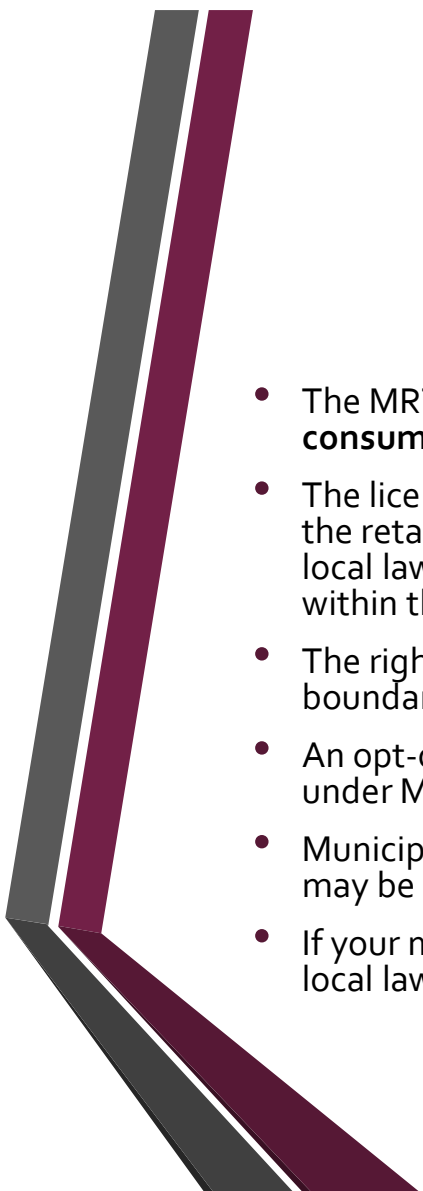
Notification to Municipalities of Adult-use Retail Dispensary or On-site Consumption License.

- Not less than 30 days nor more than 270 days before filing an application with the state for licensure as an **adult-use retail dispensary** or an **on-site consumption establishment**, an applicant must notify the municipality where the premises are located of the applicant's intent to file such an application.
- The city shall have the option to submit an opinion in favor of or against a license. When the municipality expresses an opinion in favor of or against the granting of such license or permit application, any such opinion shall be deemed part of the record.
- The Cannabis Control Board shall respond in writing to such city, town, village or community board with an explanation of how such opinion was considered in the granting or denial of an application.



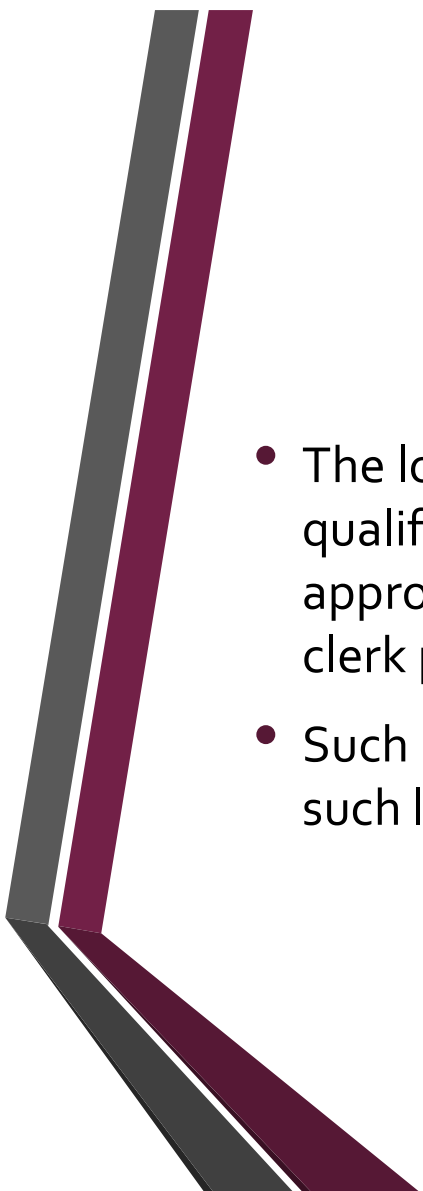
\$ Local Financial Benefits \$

- Cannabis products will be subject to a 13% sales tax in New York, 9% of which will be directed to state coffers and 4% to localities.
- The 4% cannabis excise tax for local government purposes would be imposed on the retail sale of adult-use cannabis products from retail dispensaries to consumers.
- The revenue from the tax will be distributed quarterly to each county.
- Counties will receive 25% of the local retail tax revenue and 75% of the revenue would be distributed quarterly by the counties to the cities, towns and villages within such county in which a retail dispensary is located.
- The revenue will be distributed in proportion to the sales of adult-use cannabis products by the retail dispensaries in such municipalities as reported by a seed-to-sale system.
- The county must distribute money no later than 30 days after receiving it from the State Comptroller.



Opt-Out Authorization

- The MRTA gives cities the ability to opt-out of allowing **adult-use dispensaries** and/or **adult-use social consumption sites** to operate within their boundaries.
- The licensure and establishment of a retail dispensary and/or on-site consumption operation (authorizing the retail sale of adult-use cannabis to consumers) shall not apply to a city, town or village that adopts a local law prohibiting the granting of such retail dispensary licenses and/or on-site consumption licenses within their respective jurisdictions.
- The right to opt-out does not apply to cultivation or processing of cannabis within a municipality's boundaries.
- An opt-out local law must be adopted by December 31, 2021 and is subject to a permissive referendum under Municipal Home Rule Law §24.
- Municipalities may not opt-out after December 31, 2021. However, a local law repealing such prohibition may be adopted at any time.
- If your municipality previously adopted a local law banning the retail sale of recreational marijuana, such local law is not valid. If the municipality would like to opt-out- it should adopt a new local law.



Permissive Referendum

- The local law must be approved by an affirmative vote of a majority of the qualified electors of the local government voting on a proposition for its approval if within 45 days after the laws adoption a petition is filed with the clerk protecting against such local law.
- Such petition must be signed and authenticated by qualified electors of such local government.



Reasonable Local Restrictions on Retail Dispensaries and On-Site Consumption Sites

- Cities, towns and villages that do not-opt out of allowing retail dispensaries or on-site consumption sites within their boundaries may adopt local laws establishing reasonable time(s), place(s) and operational restrictions on these facilities.
- Municipalities may incorporate these local controls within their zoning codes.
- However, a municipality that does not opt-out cannot adopt regulations that make the operation of licensed retail dispensaries or on-site consumption sites “unreasonably impracticable” as determined by the CCB.

Use of Local Regulatory Controls

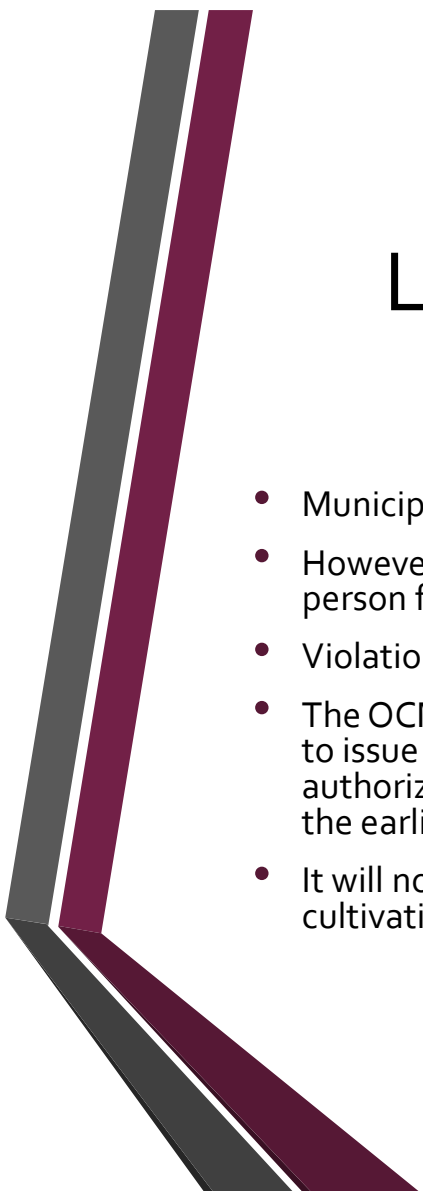
- Site Plan and Special Permit Requirements
- Location of Uses
- Distance from Schools and Houses of Worship
- Hours of Operation
- Lighting and Security
- Nuisance and Odor Controls
- Other Performance Standards



Personal Cultivation



- The MRTA allows the cultivation of cannabis for personal use and limits the number of plants that may be grown.
- No more than six (6) mature and six (6) immature cannabis plants may be cultivated, harvested, dried or possessed within any private residence or on the grounds of a person's private residence. An individual may have no more than three (3) mature and three (3) immature cannabis plants.
- The personal cultivation of cannabis is only permitted within, or on the grounds of, a person's private residence.
- Such person must take reasonable steps designed to ensure that such cannabis is in a secured place not accessible to any person under the age of 21.



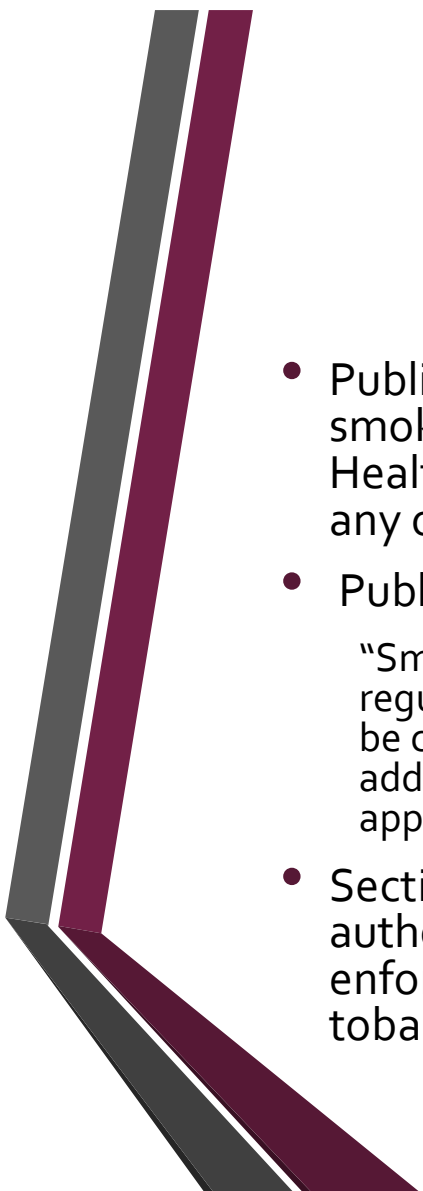
Local Regulation of Personal Cultivation

- Municipalities may enact laws to reasonably regulate the actions and conduct of personal cultivation.
- However, no county, town, city or village may enact or enforce any regulation that essentially prohibits a person from engaging in personal cultivation.
- Violations of the personal cultivation restrictions are limited to a civil penalty of up to \$200.00.
- The OCM will issue regulations and guidance for home cultivation of cannabis. The MRTA requires the OCM to issue regulations for adult-use home cultivation not later than eighteen months following the first authorized retail sale of adult-use cannabis products to a cannabis consumer. (That means not until 2023 at the earliest).
- It will not be legal to grow cannabis in your home until the OCM has issued regulations governing the home cultivation of cannabis.



Smoking Cannabis

- Adults 21 and older can generally smoke cannabis anywhere it is currently legal to use tobacco.
- Smoking cannabis is prohibited in schools, workplaces, and in cars.
- Municipalities can also adopt regulations to allow the smoking of cannabis in locations where smoking tobacco is prohibited.



Smoking Regulations in New York

- Public Health Law Section 1399-P. The Public Health Law is clear that anywhere smoking tobacco is prohibited, smoking cannabis is also prohibited. The Public Health Law defines smoking as “the burning of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco **or cannabis.**”
- Public Health Law Section 1399-R states that:

“Smoking and vaping may not be permitted where prohibited by any other law, rule, or regulation of any state agency or any political subdivision of the state. Nothing herein shall be construed to restrict the power of any county, city, town, or village to adopt and enforce additional local law, ordinances, or regulations which comply with at least the minimum applicable standards set forth in this article.”
- Section 2 of the MRTA states that nothing in the MRTA is intended to limit the authority of any district, government, agency or office or employee to enact and enforce policies to “allow smoking cannabis in any location where smoking tobacco is prohibited.”

City of Beacon City Council Agenda
06/14/2021

Title:

Proposed Local Law to Create Chapter 155, Article III of the Code of the City of Beacon to Prohibit Smoking in City Parks

ATTACHMENTS

[Proposed Local Law to Create Chapter 155, Article III of the Code of the City of Beacon](#)

LOCAL LAW NO. ____ OF 2021

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO CREATE
CHAPTER 155, ARTICLE III OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to create Chapter 155, Article III of the Code of the City of Beacon to prohibit smoking in City parks.

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

Section 1. Chapter 155, Article III of the Code of the City of Beacon entitled “Rules and Regulations” is hereby created as follows:

ARTICLE III RULES AND REGULATIONS

155-3 Definitions.

As used in this article, the following terms shall have the meanings indicated:

PARKS

The grounds, buildings thereon, waters therein and any other property necessary for the operation thereof and constituting a part thereof, which are now or hereafter will be maintained, operated and controlled by the City of Beacon for public park purposes.

SMOKING

The burning of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco, cannabis, cannabinoid hemp or other product, including the use of an electronic smoking device that creates an aerosol or vapor.

155-4 Prohibited activities.

- A. No person in a park shall smoke or carry a lighted cigar, cigarette, pipe, or any other matter or substance which contains tobacco, cannabis, cannabinoid hemp or other product, and/or the use of an electronic smoking device that creates an aerosol or vapor, shall not be permitted.

B. No person shall dispose of any smoking materials, including, but not limited to, cigarette or cigar butts and filters, in any place other than a receptacle designated for the deposit of such items.

§ 155-5. Enforcement.

If any person violates the provisions of this chapter or engages in conduct in violation of this chapter, that person shall be subject to the penalties set forth at § 1-3 of the City Code.

Section 2. Ratification, Readoption and Confirmation

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

Section 3. 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 4. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

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

City of Beacon City Council Agenda
06/14/2021

Title:

Participatory Budgeting Discussion

ATTACHMENTS

City of Beacon City Council Agenda
06/14/2021

Title:

Recommendations from the Parking and Traffic Safety Committee

ATTACHMENTS

[Memorandum from the Parking and Traffic Safety Committee to the City Council](#)



CITY OF BEACON New York

TRAFFIC SAFETY COMMITTEE

845-838-5010

MEMORANDUM

TO: Mayor Kyriacou and City Council

FROM: Matthew Dubetsky, Parking and Traffic Safety Committee Chair

RE: Proposed Changes to the City Code Chapter 211, Vehicles and Traffic

DATE: June 14, 2021

The Parking and Traffic and Safety Committee reviewed a number of Traffic and Safety related issues and make the following recommendations to the City Council.

1. Streets Intersecting Main Street:

The Main Street Access Advisory Committee recommended the installation of stop signs on all streets intersecting Main Street that do not already have a stop sign or traffic light. The Parking and Traffic Safety Committee is in agreement with the Main Street Access Advisory Committee and recommend that the City Council install stop signs in the following locations:

- A. Intersection of Willow Street and Main Street on Willow Street
- B. Intersection of Veterans Place and Main Street on Veterans Place
- C. Intersection of Schenck Avenue and Main Street on Schenck Avenue
- D. Intersection of South Street and Main Street on South Street
- E. Intersection of North Street and Main Street on North Street
- F. Intersection of Ackerman Street and Main Street on Ackerman Street
- G. Intersection of Herbert Street and Main Street on Herbert Street

2. Matteawan Road

Install two stop signs on Matteawan Road on opposing sides of the Beacon High School Athletic Wing entrance/exit.

City of Beacon City Council Agenda
06/14/2021

Title:

Police Advisory Committee

ATTACHMENTS

City of Beacon City Council Agenda
06/14/2021

Title:

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

ATTACHMENTS

Memorandum from the City Attorney's Office Regarding HDLO Process

HDLO Nominations Presentation by City Planner John Clarke

HDLO Nomination Forms

City of Beacon City Code Chapter 134 Historic Preservation

City of Beacon City Code Chapter 223-24.7 Uses Permitted by Special Permit in the HDLO

Sample Letter to Owner of Property Nominated for Historic Designation

Letters from Owners of Properties Nominated for Designation in HDLO

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Historic Landmark Designation

DATE: June 3, 2021

On November 16, 2020, the City Council adopted Local Law No. 11 of 2020 to amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon concerning historic preservation (the “Local Law”). The City Council spent many months discussing and amending the proposed Local Law. Discussions concerning revisions to Chapter 134 began in the fall of 2019. The Local Law was discussed at multiple workshop meetings throughout 2019 and 2020. On September 21, 2020, the City Council opened the public hearing on the proposed Local Law and continued said public hearing to October 19, 2020. The Local Law was adopted thereafter on November 16, 2020.

At the April 12, 2021 workshop meeting, the City Council discussed the proposed historic designation of eighteen (18) parcels located in the Central Main Street (“CMS”) District. The City Council reviewed and discussed the Historic Resource Inventory Form for each property. On May 3, 2021, the City Council adopted a resolution setting a public hearing on June 7, 2021 to receive comments on the proposed historic designation of the eighteen (18) parcels.

Notice of the proposed designation was sent by certified mail to the owners of each property proposed for designation in compliance with the Local Law. A copy of the Historic Resource Inventory form describing the property was attached to each notice. Notice of the public hearing was published in the Poughkeepsie Journal on May 8, 2021 as required under Section 134-4.D.

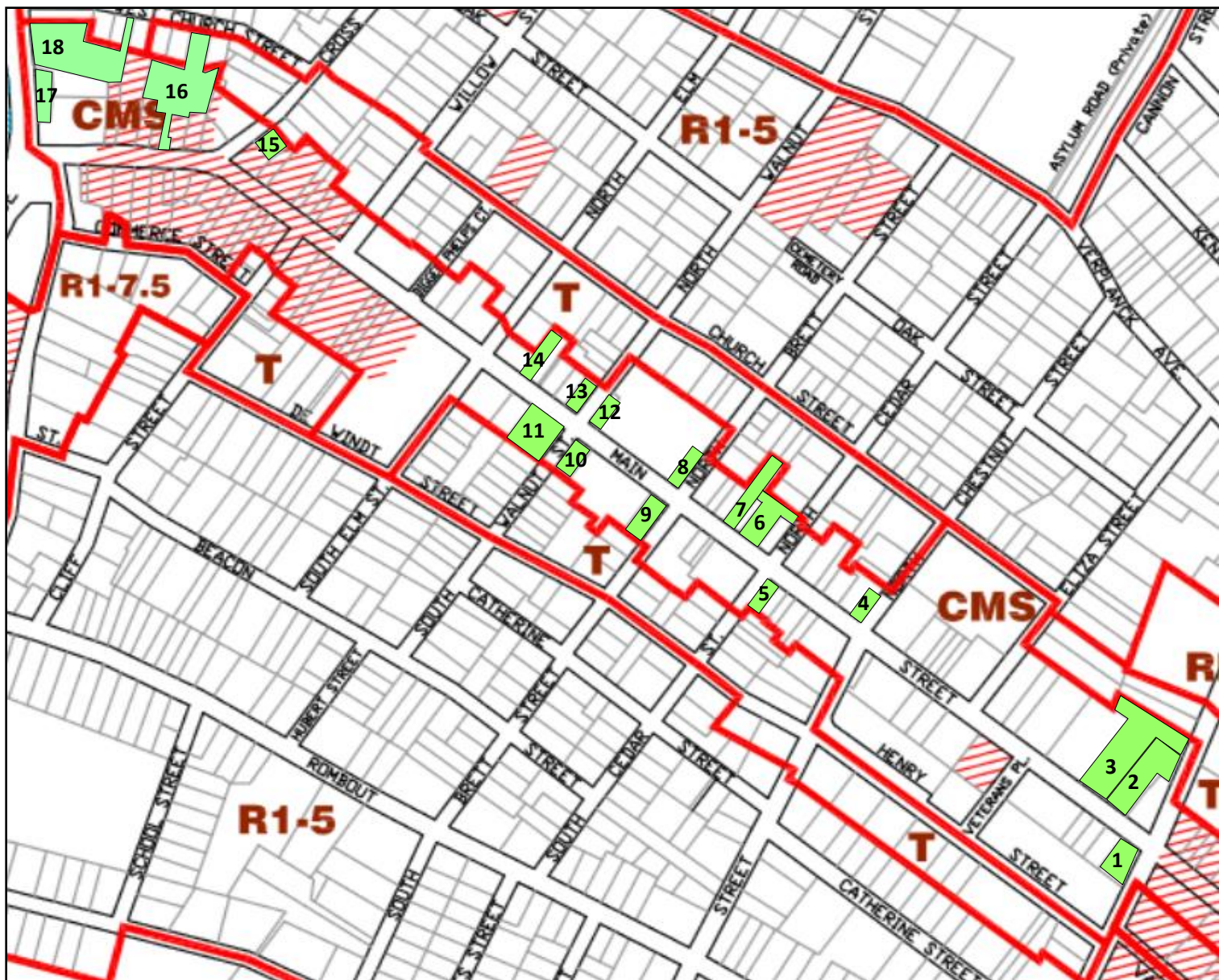
In determining whether to designate a new historic property, the City Council must consider whether such proposed historic property meets one or more of the following criteria:

- (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
- (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;
- (3) Is eligible for inclusion on the State or National Registers of Historic Places.

Please note, the City Council is required to make a decision within 60 days of the conclusion of the hearing. A super majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

- **18 buildings nominated;**
- **Includes properties in the Central Main Street district;**
- **Proposed nominations are subject to the criteria in the Historic Preservation Chapter, Section 134-4 B Designation of landmarks or historic districts:**
 - 1. distinguishing architectural characteristics of period or style;**
 - 2. special value as part of the cultural or social history of the community;**
 - 3. eligible for State or National Register of Historic Places**





Color Code:



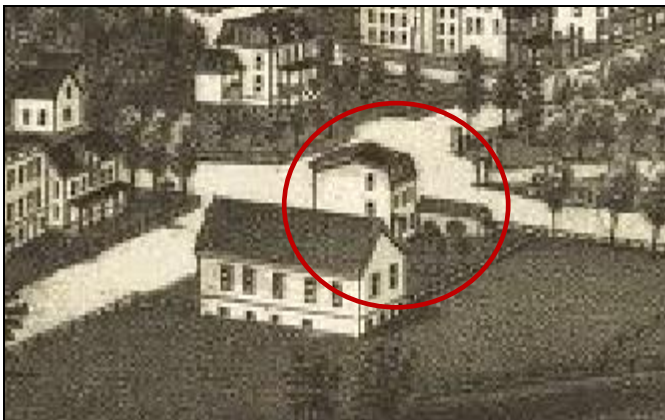
Existing Historic District and Landmark
Overlay (HDLO) Zone



Main Street area buildings proposed
for addition to the HDLO.

403 Main Street

- 2 ½-story brick building
- Mansard roof with dormers
- Arched façade lintels
- Cornices with dentils
- Some replacement windows
- Recent addition west side
- First shown on 1886 birds-eye view of Matteawan and 1889 Sanborn Map, listed as a saloon.



1886

1.



Front View



Rear View

378-382 Main Street

2.

- 3-story brick building
- Broad bracketed cornice
- Arched brick lintels
- Newer but compatible storefronts
- 1884 Sanborn Map first shows this building, listed as W. H. Jackson Carriage and Sleigh Manufacturer. By 1927, it was the H. D. Jackson Carriage and Auto Works.



Front View



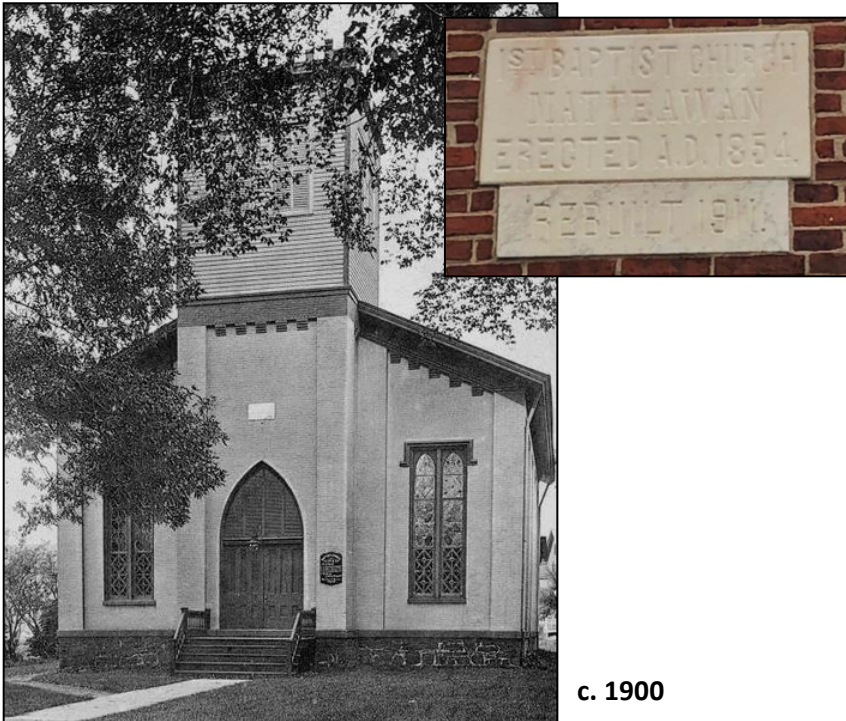
Late 1800s



Rear View

372 Main Street

- Brick church with tower
- 1st Baptist Church of Matteawan
- Replacement windows
- Rear section added 1961
- Constructed in 1854 with wood front belfry. Rebuilt 1911 with brick bell tower and 1-story contributing rear section.



c. 1900

3.



Front View and East Side



Front View and West Side

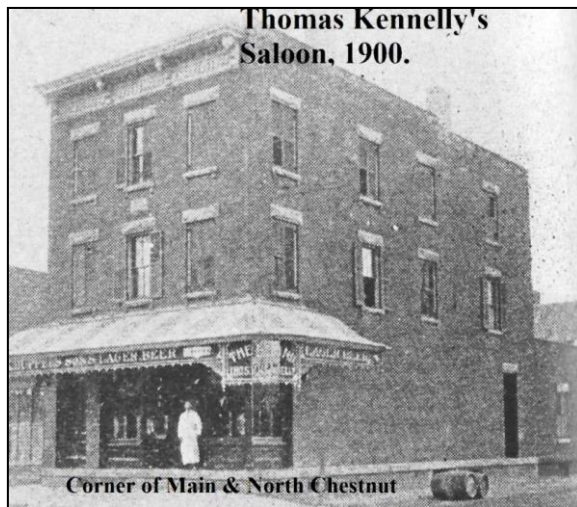
314 Main Street

- 3-story brick building
- Broad bracketed cornice
- Original storefront cornice
- Stone lintels and sills
- Storefront modified, but compatible
- Replacement windows
- East side modern mural and fire escape
- 1889 construction date on facade
- 1896 Sanborn Map labels building as a saloon and "The Plaza"

4.

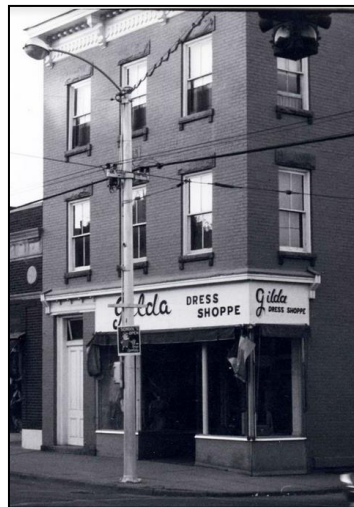


Front View

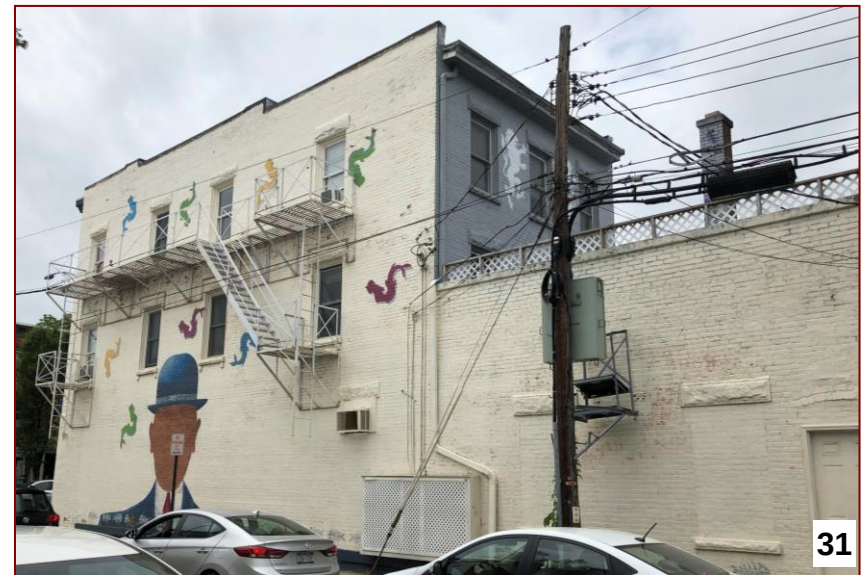


Thomas Kennelly's
Saloon, 1900.

Corner of Main & North Chestnut



c. 1960

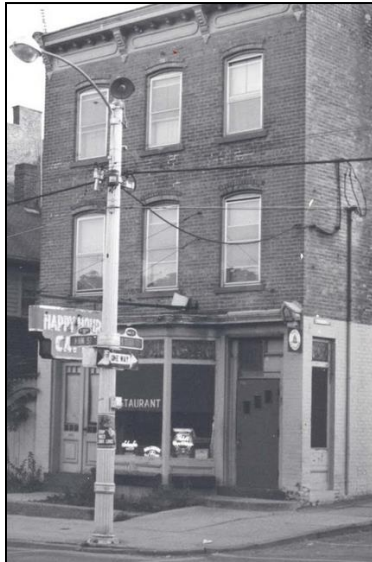


East Side View

315 Main Street

5.

- 3- to 4-story painted brick building
- Elaborate cornice
- Arched lintels
- Side bay windows
- Storefront modified, but compatible
- Replacement window sashes
- Three west side fire escapes
- Front section on 1884 Sanborn Map, listed as a gunsmith
- Rear section on 1912 map with 4-story middle section added by 1919.



c. 1960



Front View



Rear View

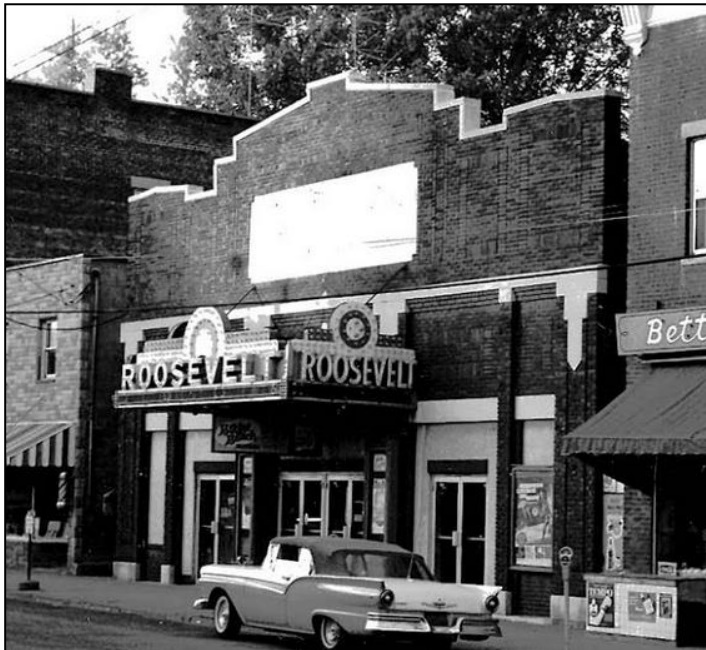
288 Main Street

6.

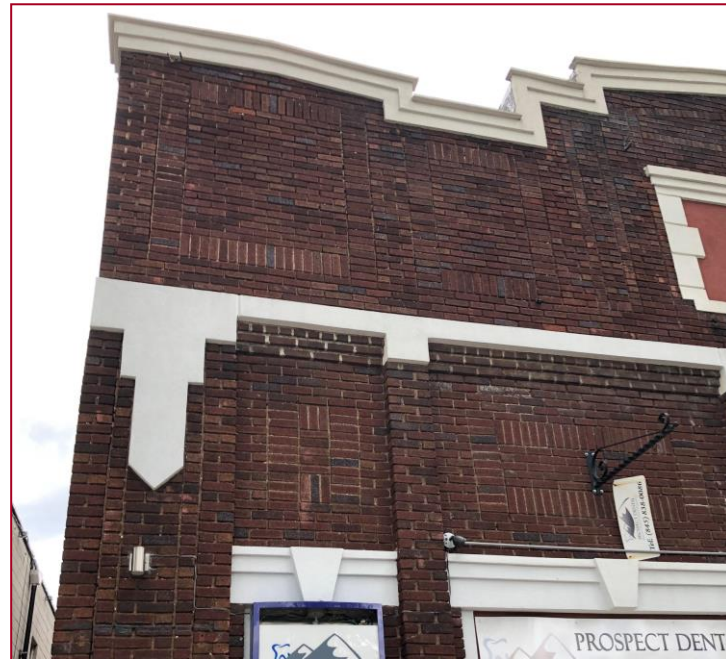
- Former Roosevelt Theater
- 1½-story brick building
- Shaped parapet roof line
- 1930s Art Deco elements
- Non-historic front windows
- Building on 1919 Sanborn Map, listed as a garage
- Converted to movie house in 1934 with taller rear addition



Front View



1964



Close-up of
brick work

33

284 Main Street

7.

- 3-story painted brick building
- Broad cornice with dentils
- Stone lintels and sills on front side
- Recessed window well on east side
- Non-historic storefront level
- Replacement window sashes
- Front and rear fire escapes
- Building first shown on 1919 Sanborn Map, listed as dwellings



1964



Front View



Rear View

274 Main Street

8.

- 3-story brick building
- Bracketed and arching cornice
- Stone lintels and sills
- Non-historic storefront and overhang
- Replacement window sashes
- Original side bay windows resurfaced with modern materials
- East side fire escape
- Modern 1-story, block addition
- First shown on 1896 Sanborn Map, listed as liquor store



Front View



Rear View

291 Main Street

9.

- Hudson River Telephone Co. Building
- 2-story brick building with stone base
- Broad cornice with modillions and dentils
- Façade pilasters with capitals on front side
- Brick lintels with large stone central keys
- Unusual multi-color brick pattern
- One matching window added on east side
- Telephone Building opened October 1907



Front View



1907



Rear View

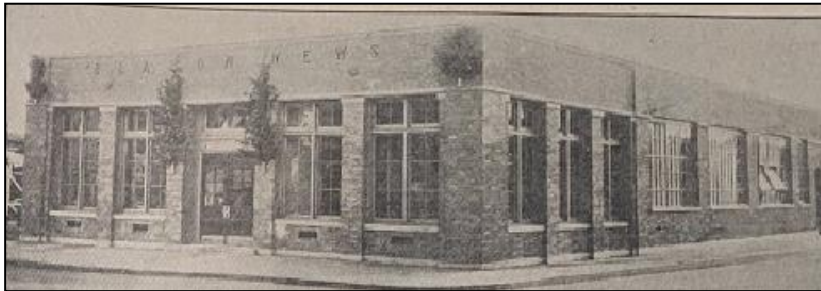
269 Main Street

10.

- 1-story brick building
- 5 bays divided by brick pilasters with metal medallions above
- Original windows with industrial-type windows on rear section
- Newer front metal door
- Added window awnings
- Building opened on January 21, 1929 for The Beacon News with printing presses located in the rear section



Front View



1929



Rear View

257 Main Street

11.

- 2-story painted brick building with 3 sections divided by pilasters
- Projecting corbeled brick cornice
- Arching brick lintels with stone sills
- Central storefront modernized, but others retain original character
- Modern garage in far side of rear parking lot
- Building first shown on 1896 Sanborn Map with multiple businesses, including a barber, grocery, and candy store



Front View



Rear View

250 Main Street

12.

- 3-story brick building
- Bracketed cornice with modillions
- Arched brick lintels and stone sills
- Storefront surrounds look original, but window and door are modern
- Replacement window sashes
- Bricked-up side windows and modern garage to rear
- Building first shown on 1912 Sanborn Map with 3-level rear porch, labeled haberdasher
- Rear 1-story addition after 1927



Front View



Rear View

246 Main Street

13.

- 3-story brick building
- Elaborate cornice
- Arched brick lintels and stone sills
- Historically compatible storefronts
- Possible replacement window sashes
- Modern rounded awnings and rear fire escape
- Building first shown on 1889 Sanborn Map with candy manufacturer on west side and saloon on east side; 1919 listed as Bennett Hotel
- 1-story rear section added by 1919



c. 1915



Front View



Rear View

232 Main Street

14.

- 3-story brick building
- Wide cornice with regular brackets
- Stone lintels and sills
- Patterned brickwork around windows
- 2 over 2 window sashes
- Historic-quality storefront
- Building first appears on the 1896 Sanborn Map, listed as a grocery store



Front View



Storefront+
Details 41

172 Main Street (facing Cross Street) 15.

- 2½-story brick building
- Arched brick lintels and stone sills
- Stone course along lower front and stone steps
- Recessed front doorway with wood panels
- Two bricked-in windows on side
- Replacement windows
- Modern hand railing at front steps
- Current building shows up between 1912 and 1919 Sanborn Maps



Front View



42
Rear View

152 Main Street (middle of block) 16.

- 2-story painted brick buildings
- L-shaped, utilitarian former factory
- Some bricked-up openings
- Newer windows, trim, and doors
- Modern 1-story garage on east side
- Eastern wing dates back to 1884, listed on Sanborn Map as a flour and feed warehouse.
- Western wing built by 1912 as a livery and by 1927 was a warehouse
- In 1947 building a leather coat factory



Front View



1930s



Rear View

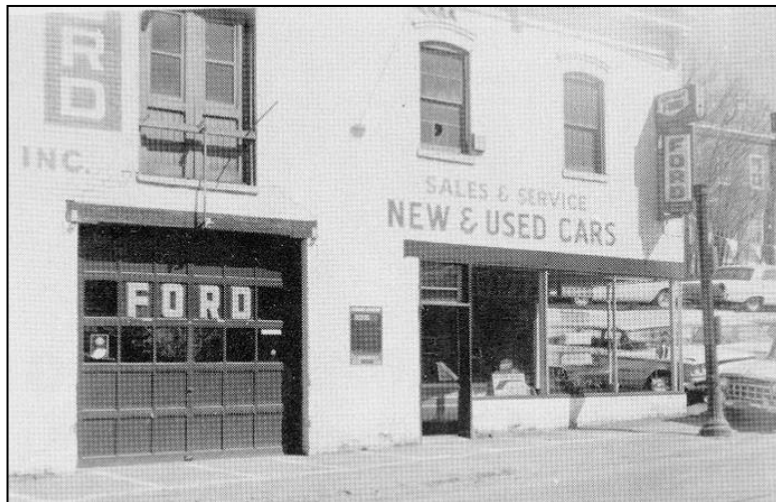
1154 North Avenue

17.

- 2-story brick commercial garage
- Wide cornice with brackets
- Arched brick lintels and stone sills
- Faded painted signs on side walls
- New garage door
- Closed southwest storefront
- Replacement windows
- Listed on 1884 Sanborn Map as part of corner hotel building
- North Avenue Garage by 1912 and later Hoffman Motors



Front View



1963



South Side View

1158 North Avenue

18.

- 2-story brick commercial building
- Parapet wall with central pediment
- 4 first-level brick pilasters
- Brick window lintels and stone sills
- Some replacement window sashes
- Built before 1919 as showroom for North Avenue Garage



Front View from North



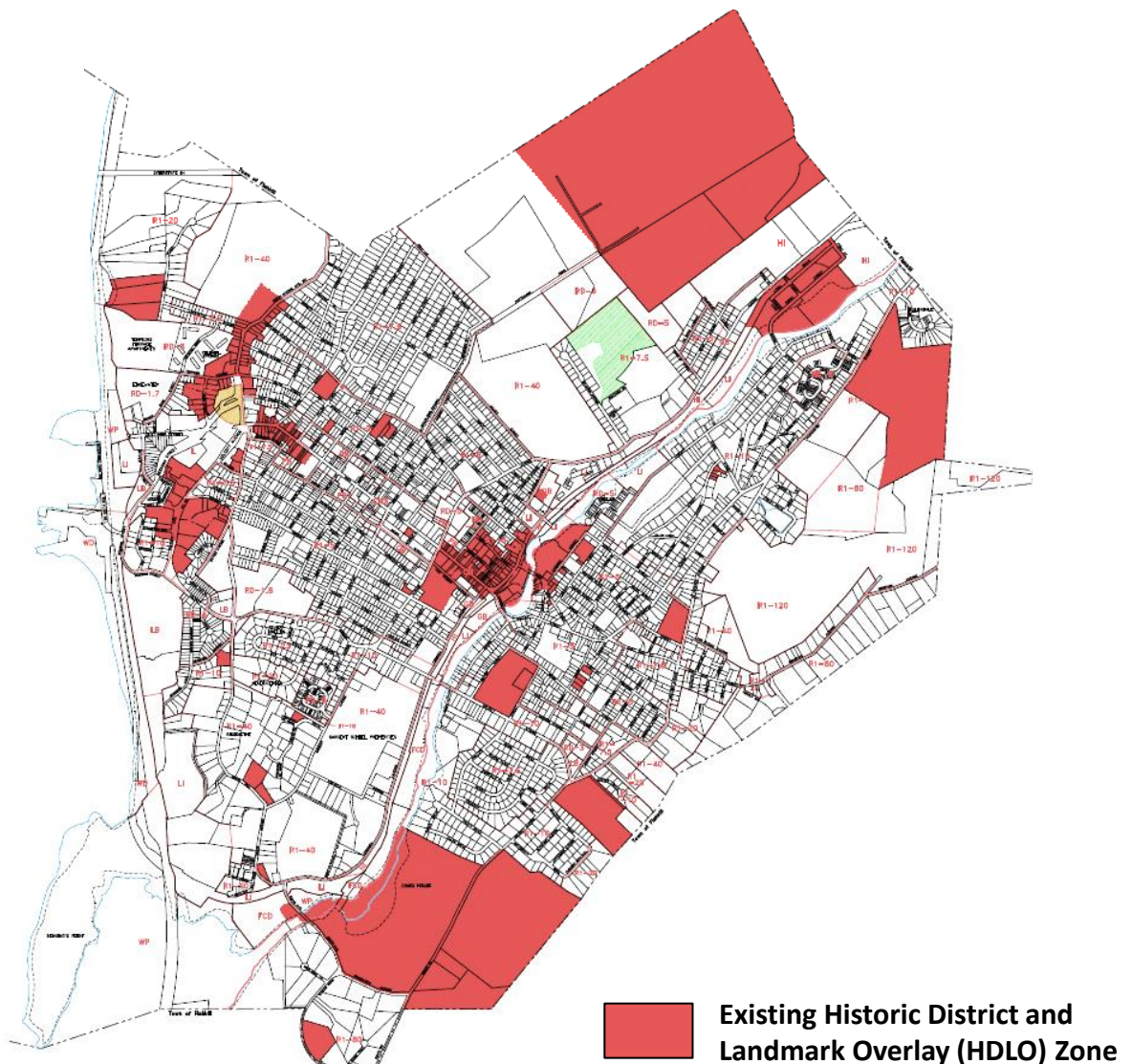
1930s

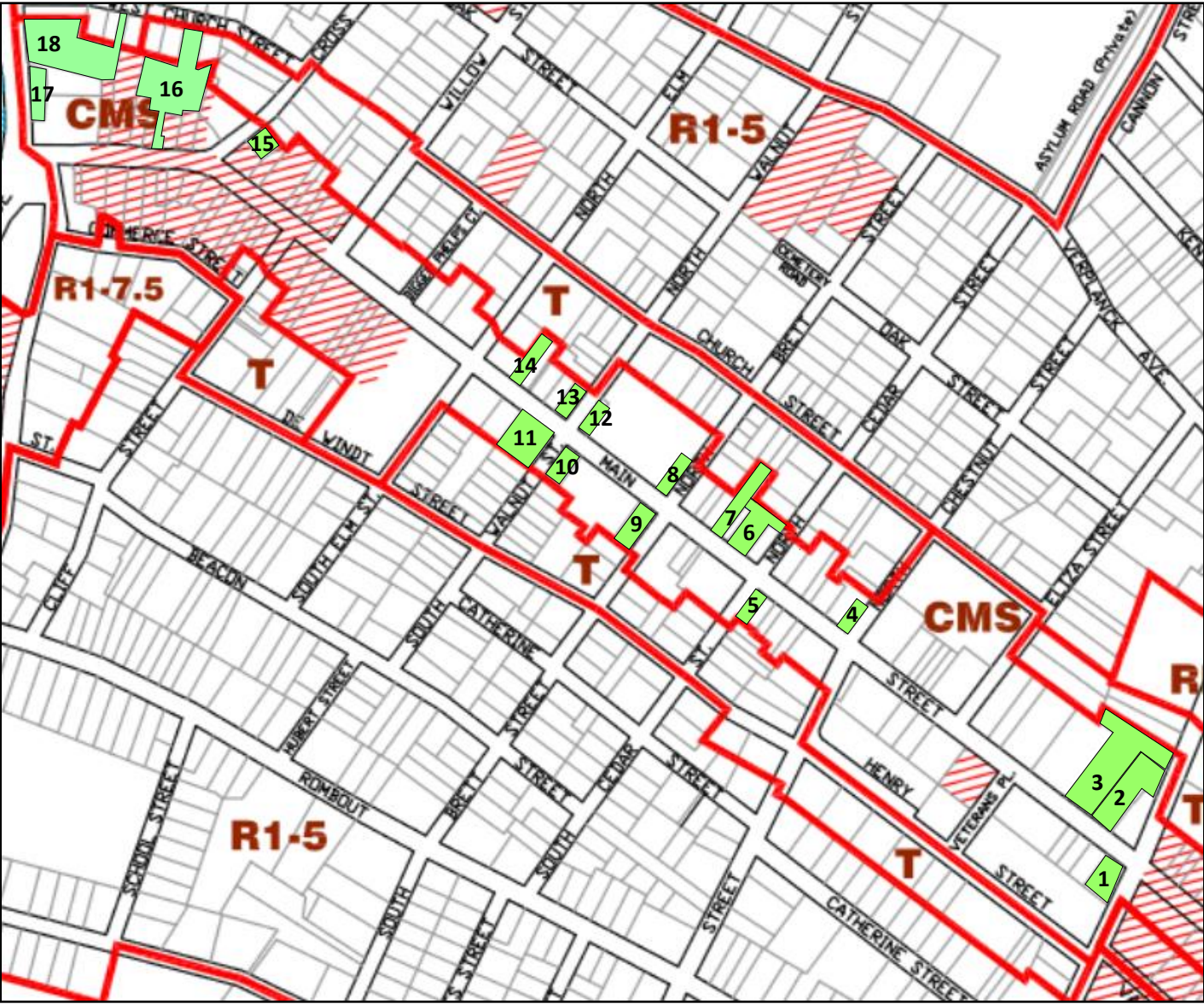


Front View from South

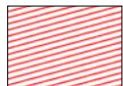
Historic District and Landmark Overlay Zone

- 18 buildings proposed for nomination;
- Includes properties in the Central Main Street district;
- Proposed nominations are subject to the criteria in the Historic Preservation Chapter, 134-4 B, Designation of landmarks or historic districts.





Color Code:



Existing Historic District and Landmark Overlay (HDLO) Zone



Main Street area buildings proposed for addition to the HDLO.



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 403 Main Street **1**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Erik Allgauer and Patrick Malouf Address 403 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1880-1885

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



1886

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the south side of Main Street on a 0.13-acre lot. It is a 2½ -story, 3-bay brick building with a slate mansard roof on the front and rear elevations, two end-wall brick chimneys, and a stone building sill course. The top-story dormers have rounded hoods.

The second-floor cornices, front and rear, are simple in form, but the storefront cornice has regularly spaced modillions. The storefront features a central 48-pane window. The commercial door has side lights and the transom covered over by an air conditioner. The door to the upper floors has an original transom window.

The windows have large arched stone lintels and stone sills on the Main Street side with primarily straight stone lintels and sills on the other elevations. The window sashes appear to be a combination of original and modern replacements. There is also an original small rear porch with scroll-cut corner brackets. A modern, non-contributing, one-story brick addition has been attached to the east side.

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

A 2½-story building with the current configuration is shown on the 1886 Burleigh bird's-eye view of Matteawan. The building with a "Fr. Rf." (French Roof?) also appears at this location on the 1889 Sanborn map, listed as a saloon. In the 1904 version the saloon is labeled as a 3-story structure with a mansard roof.

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

1



403 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 378-382 Main Street **2**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Dutchess Point II LLC Address P.O. Box 229, Beacon, NY 12508
Original use Manufacturing Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1880

DESCRIPTION

Materials -- please check those materials that are visible

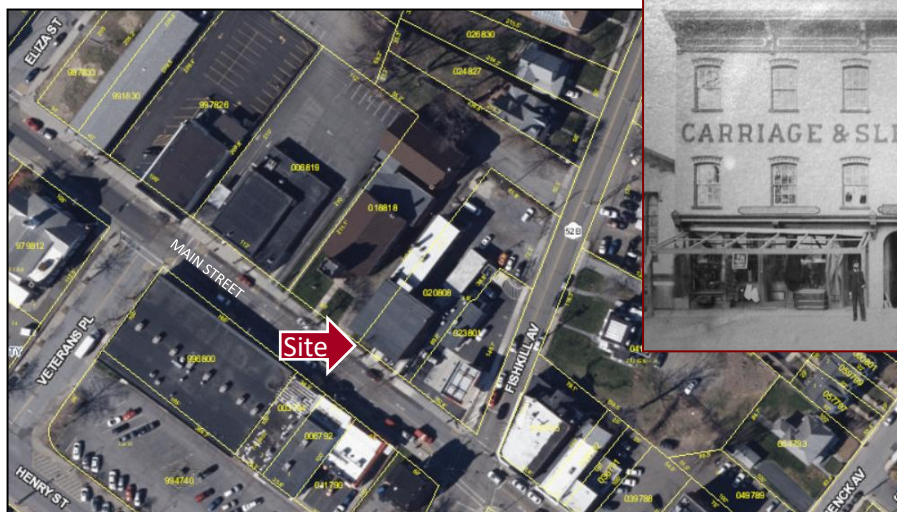
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Late 1800s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a 0.348-acre lot. It is a 3-story, 7-bay brick building with a flat roof and two brick chimneys. There are two original rear brick sections, a one-story and two-story wing, with modern cornices. Only the Main Street façade is painted.

The front overhanging cornice has six regularly spaced brackets and a frieze board with a rounded raised panel pattern in between the brackets. The storefront has a contributing secondary cornice with large decorative brackets. The eastern and western storefronts have been replaced, but are historically compatible.

The 2 over 2 windows have raised arching brick lintels and stone sills, although the 19th century photo shows a 6 over 6 pane pattern. The west side has a steel fire escape. The building is set back from the sidewalk with a café patio framed by a steel picket fence.

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

Smaller buildings appear at this location on the 1867 and 1876 Atlas maps, labeled as the Matteawan Carriage Factory. By 1884, the Sanborn map shows the current frontage 3-story building with rear wings, identified as the W. H. Jackson Carriage and Sleigh Manufacturer. In 1912 the building complex is listed as the H. D. Jackson Carriage Works and in 1927 as the H. D. Jackson Carriage and Auto Works.

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

2



378-382 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) 1st Baptist Church of Matteawan
Address or Street Location 372 Main Street **3**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner The Salvation Army Address 120-130 W. 14th Street, New York, NY 10011
Original use Religious Structure Current use Charity Institution
Architect/Builder, if known _____ Date of construction, if known 1854

DESCRIPTION

Materials -- please check those materials that are visible

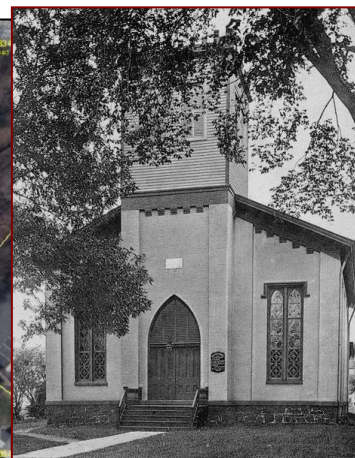
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood	
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block	
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____	
Roof:	☐ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal	☐ slate
Foundation:	☒ stone	☒ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: Bell tower rebuilt and one-story rear addition Date: 1911

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



c. 1900

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The brick church is located on the north side of Main Street set back from the street on a 0.6-acre lot. The main section has square brick corbelling under the eaves, and the square bell tower up front has Gothic Revival details, such as pointed arches and a crenellated top. There are stone courses along the top of the foundation and dividing the tower into three levels.

The construction dates are carved into a central stone above the double front doors, which have multi-pane transom windows. The windows are set in recessed brick panels with stone lintels and sills. The windows facing the street and on the tower have stone drip-molds over the top. The window sashes are more modern replacements.

The newer brick building to the rear is a two-story, fairly plain but compatible structure with a gable roof and a tall brick chimney on the southern corner.

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

This early Matteawan church was constructed in 1854 with a framed front belfry. It was rebuilt in 1911 with the current contributing brick bell tower and a one-story rear addition. According to the 1979 Historic Survey form, the two-story brick building to the back of the lot was added in 1961.

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

3



372 Main Street Front View and East Side

Front View and West Side



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 314 Main Street **4**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Sunshine Boy LLC. Address 4 Nicoll Street, Newburgh, NY 12550
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known 1889

DESCRIPTION

Materials -- please check those materials that are visible

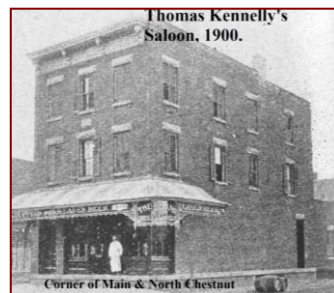
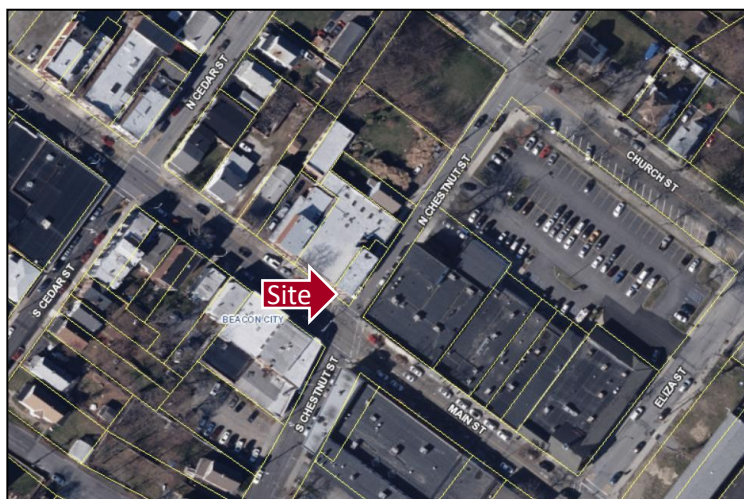
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



c. 1960

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a 0.05-acre lot. It is a 3-story, 3-bay brick building with a flat roof. The front overhanging cornice has four regularly spaced brackets and a frieze board with a pointed decorative pattern.

The storefront has an original secondary cornice with large end brackets and smaller central brackets. The storefront and side door with transom light have been replaced, but are historically compatible. The construction date of 1889 is carved into a central stone between the upper floor windows.

The windows have large stone lintels and stone sills with small lower corner blocks, but the window sashes appear to be modern replacements. The side walls and one-story rear addition are painted white. The side facing South Chestnut Street has modern painted artwork, a steel fire escape, and several bricked-over window openings on the first floor.

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

This building was constructed in 1889, according to the date on the front façade. It is not on the 1889 Sanborn Map, but it shown on the 1896 version, labeled as a saloon and "The Plaza." The 1-story rear section is first shown on the 1904 Sanborn map.

The building retains its original character, in particular its decorative cornices. This commercial storefront structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

4



314 Main Street

Front View



East Side View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 315 Main Street **5**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner 315 Beacon Realty LLC. Address 278 Mill Street, Poughkeepsie, NY 12601
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known Front Section c. 1880
Rear Section c. 1905-1910

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



c.1960

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

DRAFT

(See Reverse)

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

The building is located on the south side of Main Street on a 0.07-acre lot. It is a 3- to 4-story, 3-bay painted brick building with a flat roof. The front overhanging cornice has regularly spaced modillions, four large decorated brackets, and a frieze board with rounded panels between the brackets.

The storefront has a secondary cornice with corner brackets. The storefront and flanking doors with transom lights are not original, but are historically compatible.

The front windows have raised arching brick lintels and stone sills, but the windows on the South Cedar Street side have primarily straight stone lintels. The window sashes appear to be modern replacements. On the west side rear section there is a projecting bay window on the upper two floors, which may be a more recent addition because it does not show on the 1946 and earlier Sanborn maps. The west side also has three steel fire escapes.

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

This building was constructed in three sections. The 3-story structure along Main Street is not on the 1876 Atlas map, but appears on the 1884 Sanborn map, listed as a gunsmith. The 3-story rear section is shown on the 1912 Sanborn map with a two-story connection in between. In the 1919 version the middle section has been raised to the current 4-story height.

The building retains much of its original character, in particular its decorative cornice. This mixed-use structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

5



315 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Former Roosevelt Theater
Address or Street Location 288 Main Street **6**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

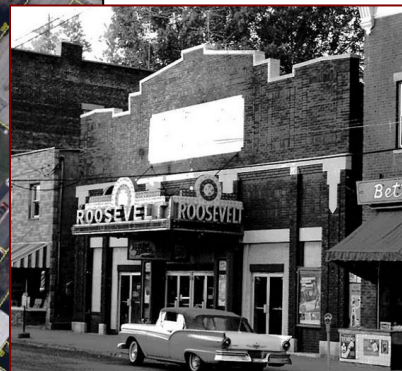
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



1964

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a 0.18-acre lot. It is a 1½-story brick building with a 2-story rear section and flat roof. The building has bold Art Deco elements, probably added in the 1930s well after the original construction date, when it was converted into a movie theater. The original brickwork features six pilasters across the front and multiple rectangular brick patterns made from stacked and soldiered brick.

Contributing stylized Deco features include a shaped parapet cornice, a second level central panel, and an applied band above the first floor with dropped geometric shapes.

The south side windows and doors appear to be more modern replacements. The first floor doorway has keyed top and side quoins and the first-floor windows also have wide bands above with exaggerated central keys.

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

There were ruins of livery buildings destroyed by fire at this site on the 1912 Sanborn Map, but a brick building with the current configuration is shown on the 1919 and 1927 versions, listed as a garage. The White Garage was converted to the Roosevelt Theater movie house in 1934 with a taller rear addition.

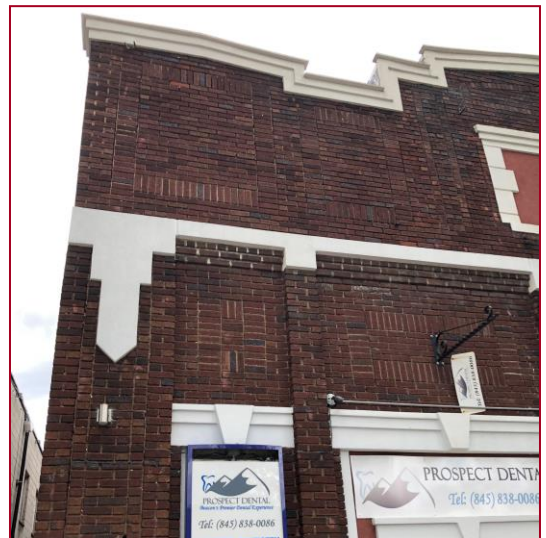
Other than the front windows and door surrounds, the building retains most of its original character, in particular its decorative brickwork and Art Deco features. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

6



288 Main Street

Front View



Brick Details



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 284 Main Street **7**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Movil Development Corp. Address 284 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☒ other: <u>Stucco 1st Floor</u>
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured concrete	☐ concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
↑
North



1964

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a 0.19-acre lot. It is a three-story, four-bay painted brick building with a flat roof and four end-wall brick chimneys. The front overhanging cornice has regularly spaced modillions and a frieze board with moldings.

The south windows have stone lintels and sills, although the sashes appear to be modern replacements. On the west side the windows are wood framed with central keys above, as is the pointed arch above the recessed window well on the two upper floors.

The west side first floor and front storefront have been covered over with a modern stucco pattern with corner pilasters. The front windows and door are all modern. Steel fire escapes are also hung off the front and rear sides of the structure.

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

There is no building at this site on the 1912 Sanborn Map, but this 3-story building with recessed side window wells is shown on the 1919 version, listed as dwellings.

Other than the storefront level and replaced windows, the building retains much of its original character, in particular its decorative cornice. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

7



284 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 274 Main Street **8**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Michael and Tina Pomarico Address 274 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890-1895

DESCRIPTION

Materials -- please check those materials that are visible

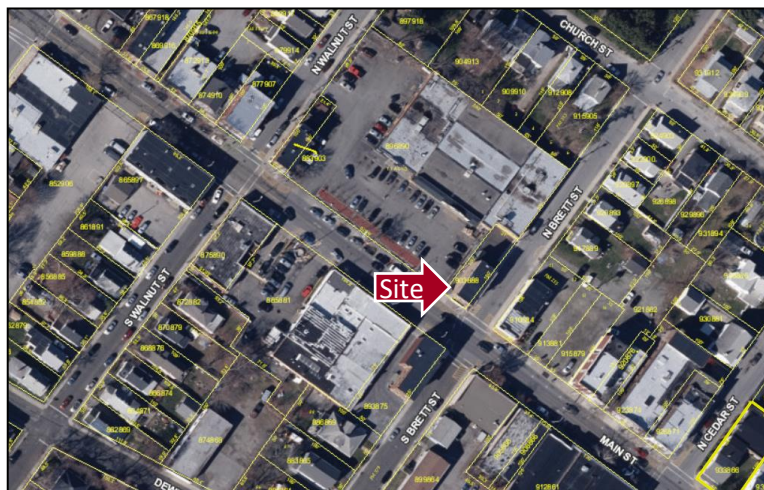
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a narrow 0.07-acre lot. It is a three-story, three-bay brick building with a flat roof and rear brick chimney. The bracketed front cornice has paired brackets at the corners with an arching frieze board and attached scrollwork in between the brackets.

The windows have stone lintels and sills, although the sashes appear to be modern replacements. Two windows have been bricked-up on the east side first floor. The east side also has a steel fire escape and a bay window on the upper two floors, which is original to the building, but appears to have been refaced with modern materials. The thoroughly modernized storefront features a broad asphalt shingled roof, horizontally laid white stone, and metal picket fencing in front of the windows.

There is a non-contributing cement block, one-story rear addition.

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

There is no building at this site on the 1889 Sanborn Map, but this 3-story building with a bay window on the east side and 3-level rear porch is shown on the 1896 version, listed as a liquor store.

Other than the storefront and bay window, the building retains much of its original character, in particular its decorative cornice. This commercial structure is one of the more intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

8



274 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Telephone Building
Address or Street Location 291 Main Street **9**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Telephone Building Beacon LLC Address 221 Beechwood Ave., Poughkeepsie, NY 12601
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known 1907

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1907

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

This corner building is located on the south side of Main Street on a 0.14-acre lot. It is a 2½-story, three-bay building with a flat roof and brick chimney. The building is raised a half story on a stone base with brick above. The brick is an unusual Flemish bond with red stretchers and a mix of darker and lighter headers.

The broad overhanging cornice has regularly spaced modillions, a smaller dentil course below, and a wide frieze board with moldings and a central “Telephone Building” sign. The distinctive cornice extends across the north, east, and west elevations.

The Main Street facade is divided by four large-scale pilasters with decorative stone capitals and bases. The windows have brick lintels (arched on the first floor and rear) with a large central stone key and stone sills. A second-story window was added on the eastern elevation, but it matches the original windows.

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

There is no structure at this site on the 1904 Sanborn Map, but this building is shown on the 1912 and subsequent versions, labeled the Telephone Building. The Hudson River Telephone Company opened for business in October of 1907 with an electric generator in the basement, switchboard operations above, and phone booths on the first floor for transient users.

The building retains its original character, in particular its distinctive cornice and front facade. This structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

9



291 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 269 Main Street **10**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Tersal Inc. Address 269 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known 1929

Fred Peiser, Newburgh, Supervising Architect
Howell & Thomas, Cleveland, Building Plans
James Forrestal Co., Beacon, Builder

DESCRIPTION

Materials -- please check those materials that are visible

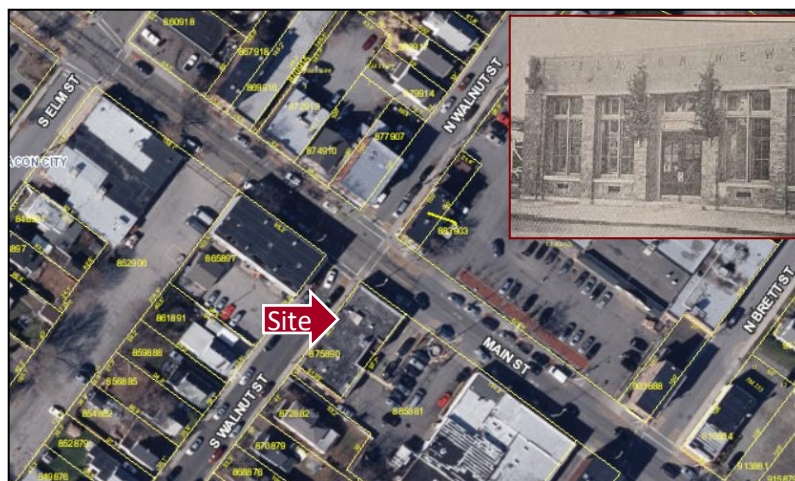
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☐ asphalt, shingle	☒ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1929

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

DRAFT

(See Reverse)

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

The building is located on the south side of Main Street on a 0.11-acre lot. It is a one-story brick building with a flat roof. The street-front brick walls contain multiple shades of light brown to tan, while the east and south walls are common red brick.

The Main Street facade is divided into five bays by pilasters with simple stone composite capitals and a stone string course and a soldier course of bricks above. Small metal medallions are placed over the four central pilasters. The cornice is a plain stone composite edge, as are the building's sills along the sidewalk.

The front quarter of the building had tall paired wood windows with eight panes each, while the rear section has large, multi-pane, metal-framed industrial windows, both types with stone composite sills. There is arched doorway at the southwest corner. The eastern wall is blank brick, but has a recessed window well half-way back. The only apparent modern elements are the front metal door and the canvas awnings over the front entrance and wooden windows.

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

On January 21, 1929 The Beacon News announced the opening of its new offices and printing plant on Main Street, after the 1927 merger of two local papers, The Journal and the Herald. There is no building at this site on the 1927 Sanborn Map, but the one-story building is shown on the 1946 version, listed as the Beacon News with printing operations in the rear portion of the building.

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

10



269 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 257 Main Street **11**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Marin Equities, Inc. Address P.O. Box 9136, Bardonia, NY 10954
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890-1895

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

DRAFT

(See Reverse)

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

The building is located on the south side of Main Street on a 0.23-acre lot. It is a two-story painted brick building with a flat roof and three brick chimneys. The projecting cornice is formed by a regular pattern of corbeled brick.

The structure is divided into three sections by projecting piers with originally six storefronts and three separate doors to the upper floor. The tall, narrow second-floor windows are set in six groups of three with broad arching brick lintels, a drip band above, and stone sills below. There is a secondary cornice over the central section of the facade. The central storefront has been modernized, but the outer storefronts retain much of their original character.

The rear elevation features paired windows with arched brick lintels and stone sills and three doors to the three sections of the building. A modern garage sits at the far corner of the rear parking lot.

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

There is no building at this site on the 1889 Sanborn Map, but the two-story building is shown on the 1896 version with multiple businesses, including a barber, grocery, and candy store. On the 1912 Sanborn map a club is listed on the second floor with a pool hall, cobbler, and sewing machine shop on the first floor.

The building retains its original character, in particular its decorative brickwork. This commercial storefront structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

11



257 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 250 Main Street **12**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Fa Tuan Ni and Ming Fang Chen Address 250 Main Street, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1905-1910

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a narrow 0.05-acre lot. It is a three-story, three-bay brick building with a flat roof and brick chimney. The projecting cornice has regular modillions and a wide board underneath.

The windows have arched brick lintels and stone sills. The sashes appear to be modern replacements. There is a simple secondary cornice over the storefront with corner blocks. The storefront surrounds and the door to the upper floors look original, but the storefront window and door are modern.

There is a rear porch on the upper levels, one-story rear addition, and a more modern garage towards the rear of the lot. Three windows and a former doorway have been bricked-up on the west side of the building.

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

There is no building at this site on the 1904 Sanborn Map, but the building with a 3-level rear porch is shown on the 1912 version, listed as a haberdasher. The one-story rear addition dates from after 1927.

Other than the bricked-up openings on the west side, the building retains most of its original character, in particular its decorative cornice. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

12



250 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 246 Main Street **13**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner J & J 246 LLC Address P.O. Box 548, Beacon, NY 12508
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1885

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Early 1900s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a 0.08-acre lot. It is a three-story, five-bay brick building with a flat roof. The large and decorative projecting cornice has paired brackets and small diamond-shaped cut-outs. The side bays on the front façade are slightly recessed with corbeled brick under the cornice.

The windows have arched brick lintels and stone sills with paired windows in the central bay. The sashes appear to be modern replacements. There is a simple secondary cornice over the storefronts and a central doorway for upper floor access. The two storefronts have double doors, but the windows and surrounds do not look original.

There are rounded modern awnings over the Main Street storefronts and central entrance, as well as the east side door. An exterior steel fire escape hangs off the north side of the structure.

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

There is no building at this site on the 1884 Sanborn Map, but the building is shown on the 1889 version, listed as a candy manufacturer on the west side and saloon on the east side. On the 1919 and 1927 Sanborn maps it was labeled Bennett Hotel. The existing one-story addition to the rear was constructed between 1912 and 1919.

The building retains its original character, particularly its elaborate overhanging cornice. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

13



246 Main Street

Front View



Rear View



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 232 Main Street **14**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner FDDG LLC Address 575 Madison Avenue, New York, NY 10022
Original use Commercial Current use Commercial/Mixed-Use
Architect/Builder, if known _____ Date of construction, if known c. 1890

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on the north side of Main Street on a narrow 0.08-acre lot. It is a three-story, three-bay brick building with a flat roof. The projecting wide-board cornice has regular brackets and paired brackets at the corners.

The most distinctive architectural details are the recessed brickwork around the windows with corbelled rows above the stone lintels. There are also dog-tooth sections between the upper floor windows and a course of dog-tooth bricks above the storefront. The windows have two over two sashes and stone sills. The storefront does not appear to be original, but is historically compatible.

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

There is no building at this site on the 1889 Sanborn Map, but the building is shown on the 1896 version, listed as a grocery store.

The building retains its original character, in particular its decorative brickwork. This commercial storefront structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

14



232 Main Street

Front View



Storefront Details



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 172 Main Street (building facing Cross Street) **15**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Hudson Todd LLC Address 4 Cross Street, Beacon, NY 12508
Original use Residential Current use Apartments, Two-Family
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

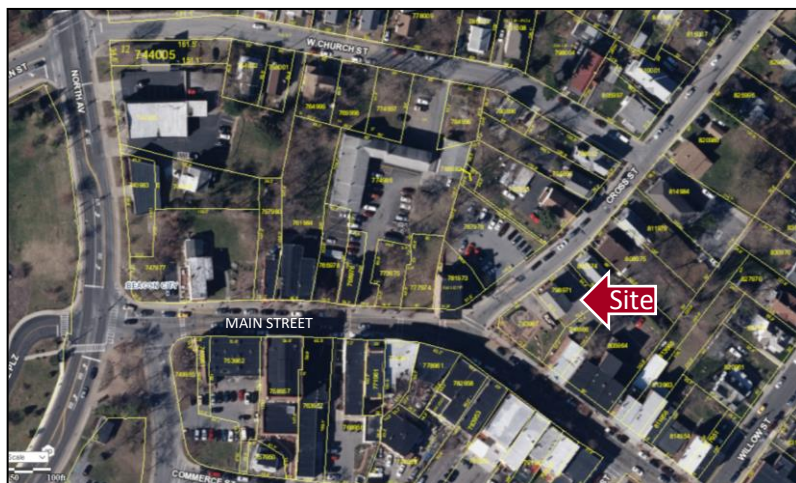
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☐ stone	☒ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is facing Cross Street just north of Main Street on a larger corner parcel. It is a 2½-story vernacular brick structure with a gable roof. It is raised ½-story with stone course across the façade and stone steps up to a recessed doorway, featuring wood side paneling and a paneled door. The hand railings flanking the steps are modern metal.

The window openings have arched projecting brick lintels and stone sills, although two of the windows have been bricked-in on the south side. There is an arched window opening with wood shutters under the front gable, but the rest of the window sashes appear to be more modern replacements.

The brick is in generally good condition, although some areas have been obviously repointed, especially along the lower level of the building. The brick chimney is to the rear, projecting out from the rear wall.

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

According to early Sanborn maps, a 2-story feed and flour store, then a dwelling occupied the site through the late 1800s and early 1900s maps. The current 2½-story building configuration with a rear chimney shows up between the 1912 and 1919 maps.

Other than the two bricked-in windows, the building retains much of its original character, in particular its recessed, paneled doorway. This brick residential structure in a prominent location directly adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone is an intact example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

15



172 Main Street (facing Cross St.) View of South Side

View of North Side



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 152 Main Street **16**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Lindley Todd LLC Address 4 Cross Street, Beacon, NY 12508
Original use Warehouse Current use Apartments
Architect/Builder, if known _____ Date of construction, if known Eastern Section c. 1880
Western Section c. 1910

DESCRIPTION

Materials -- please check those materials that are visible

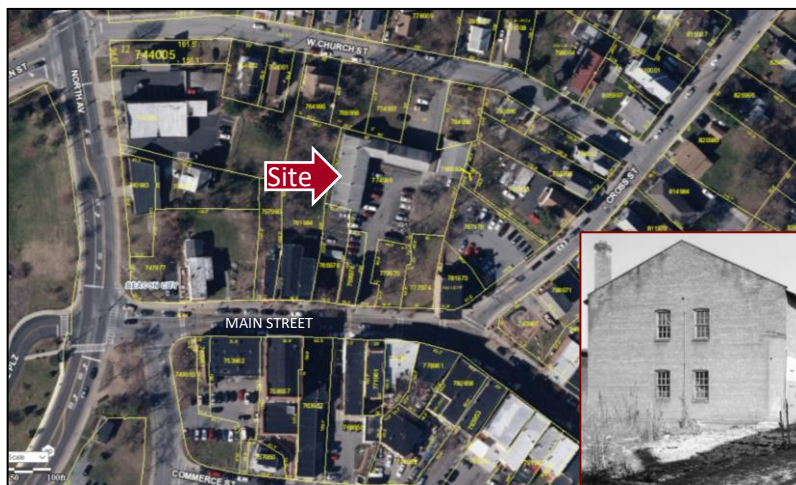
Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other: _____
Roof:	☒ asphalt, shingle	☐ asphalt, roll	☐ wood shingle	☐ metal ☐ slate
Foundation:	☒ stone	☐ brick	☐ poured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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map
North



1930s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

This building is located in the middle of the block north of Main Street on a 0.64-acre parcel that extends to West Church Street. It is a two-story, painted brick building with a gable roof. The L-shaped structure is utilitarian in character with few distinctive architectural details. Much of the surrounding lot is paved over for residential parking. There is a modern, one-story storage building on east side.

The original windows and doors had arched brick lintels, so it is apparent that the current irregular pattern of windows and doors features many newer window and doors. Several larger commercial doors have been closed-in with brick or block. The existing windows and surrounding wood trim appear to be modern replacements.

The eastern wing has two brick end-wall chimneys and the western wing has a taller brick chimney on the southwest corner.

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

According to early Sanborn maps, the eastern wing of the current building dates back to at least 1884. There is no evidence of this building on the 1876 Gray and Davis Illustrative Atlas maps. In 1884 it is listed as a flour and feed warehouse and, in 1904, as a general warehouse. By 1912 the western wing was constructed for a livery business and the eastern wing had been converted to a carriage repair shop with a printing business on the second floor. In 1927 the eastern wing was an auto repair business and the western section was a warehouse. In 1946 the building was listed as a leather coat factory.

Other than the brick walls and chimneys, most of the building details are modern replacements from when the building was converted to apartments after 1980. However, this early commercial warehouse structure, adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is a surviving example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City.

16



152 Main Street



View from North



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Former Hoffman Motors
Address or Street Location 1154 North Avenue **17**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Lindley LLC Address 4 Cross Street, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: Former storefront on southwest corner cemented over Date: After 1979

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated



Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is built into a hillside just north of Main Street on an 0.10-acre parcel along North Avenue. It is a two-story brick building with a flat roof. The most distinctive architectural detail is a wood Italianate bracketed and dentillated cornice along the western façade.

The window openings have arched brick lintels and stone sills. The windows appear to be more modern replacements, as is the front garage door and the door in the former storefront area. The storefront display windows on the southwest corner were boarded up in 1979, and have since been covered over with cement. The second story has older wood double doors with windows and panels and an overhead projecting beam to lift goods to the second floor.

The brick façade facing North Avenue has been cleaned, but there are faded painted signs on the north and south walls.

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

The 1979 Beacon Historic Survey lists the parcel as Hoffman Motors, a Ford dealer with new and used cars. It estimated the original construction date as around 1900, but a two-story brick hotel building with the same configuration existed on the site as early as 1884, according to early Sanborn maps. On the 1867 Beer's Atlas Map a building at this location appears to be part of the Eagle Hotel complex on the corner of Main Street. The building changed from a hotel to the North Avenue Garage between 1904 and 1912.

Other than the covered-over corner storefront and garage door, the building retains much of its original character, in particular its decorative cornice. This commercial structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is an intact example of its type, scale, and period in the City. It possesses a special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

17



1154 North Avenue

Front View
Office of Parks, Recreation and Historic Preservation
An Equal Opportunity/Affirmative Action Agency



View from South

DRAFT



HISTORIC RESOURCE INVENTORY FORM

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

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) _____
Address or Street Location 1158 North Avenue **18**
County Dutchess Town/City Beacon Village/Hamlet: _____
Owner Hibernation Auto Storage Inc. Address 1158 North Avenue, Beacon, NY 12508
Original use Commercial Current use Commercial
Architect/Builder, if known _____ Date of construction, if known c. 1915

DESCRIPTION

Materials -- please check those materials that are visible

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

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map
North



1930s

Prepared by: John Clarke address _____

Telephone: _____ email jclarkeplandesign@gmail.com Date April 2021

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

The building is located on North Avenue, built into a hillside north of Main Street. It is a two-story brick building with a flat roof on a 0.6-acre parcel. The front yellowish brick façade has raised parapet wall with a central pediment shape.

The most distinctive architectural details are the historically contributing double glass and paneled front doors with large overhead transom windows and side lights. The central doors are flanked by two storefront windows, four later, but compatible lighting fixtures, and four raised one-story brick pilasters.

The window openings have brick lintels and stone sills. The smaller windows appear to be more modern replacements. Some of the side windows are paired.

There are faded painted signs on the north and south walls.

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

There is no building along the site frontage on the 1912 Sanborn Map, but the building is evident on the 1919 version, listed as the North Avenue Garage. It was apparently built as an enlarged showroom for the earlier vehicle sales and service building under the same name at 1154 North Avenue.

The building retains its original character. This commercial storefront structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

18



1158 North Avenue

View of North Side



View of South Side

Chapter 134

HISTORIC PRESERVATION

GENERAL REFERENCES

Zoning — See Ch. 223.

§ 134-1. Purpose.

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

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

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

§ 134-3. Definitions.

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

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

CERTIFICATE OF APPROPRIATENESS — A certificate issued by the Planning Board authorizing the alteration, construction or demolition of an identified historical feature of a designated historic property or structure located wholly or partially within a designated historic district.

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

IDENTIFIED HISTORICAL FEATURE — An exterior feature of a structure or property specifically identified as a contributing historic element in the Historic Resource Inventory Form and open to view from a public street, public sidewalk or public park. Where an historic property does not have an

Historic Resource Inventory Form, the design and general arrangement of the exterior of a structure open to view from a public street, public sidewalk or public park, including the nature and style of the building, windows, doors, or similar items found on or related to the exterior of an historic structure, shall be considered an identified historical feature.

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

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

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

- A. The City Council may act upon its own initiative, or upon petition from the owner of a proposed landmark, site, structure or property, the Planning Board, or an historic preservation committee, to consider designation of an historic district or historic landmark, site, structure or property. All designated historic districts and landmarks shall be included in the HDLO. All nominations shall include a New York State Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Form, or an equivalent form, describing the building and site and identifying the criteria for nomination under § 134-4B.
- B. The City Council shall determine whether a proposed district or landmark meets one or more of the following criteria:
 - (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
 - (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;
 - (3) Is eligible for inclusion on the State or National Registers of Historic Places.
- C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.

- D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least 14 calendar days prior to the date of such hearing.
- E. The City Council shall hold a public hearing prior to designation of any landmark or historic district.
- F. In determining whether to designate a new historic property, the City Council shall consider the factors listed in § 134-4B and any testimony or evidence presented during the public hearing.
- G. The City Council shall make a decision within 60 days of the conclusion of the hearing on the proposed designation. If the City Council fails to act within 60 days, or fails to extend the period in which to act, the designation shall be deemed to have been denied. A supermajority vote of five Council members is necessary to designate a new historic landmark if the property owner objects to such designation.
- H. The City Council shall notify the owner of each designated historic landmark.
- I. Designated historic landmarks shall be shown on the City of Beacon Zoning Map.

§ 134-5. Uses permitted by special permit.

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

§ 134-6. Certificate of appropriateness.

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

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

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

- (1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.
- (2) The relationship of the identified historical features of such structure to the rest of the structure and to the surrounding area.
- (3) For an addition or new structure, the compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, if applicable, spacing and proportion of windows and doors, exterior architectural details, and street-front fixtures.
- (4) For a proposal requiring site development plan or special permit approval in addition to a certificate of appropriateness, the Planning Board shall apply the design standards in § 134-7.

D. Review.

- (1) The certificate of appropriateness required by this chapter shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Beacon. Where site plan review, special permit or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.
- (2) The Planning Board shall approve, deny or approve the permit with modifications within 60 days from the Planning Board's receipt of the completed building permit application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

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

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

- A. The design, character, and appropriateness to the property of the proposed alteration or new construction.
 - (1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
 - (2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
 - (3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.
 - (4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.
 - (5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.
- B. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
 - (1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.
 - (2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

- (3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
 - (4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- C. Architectural and site elements and their relation to similar features of other properties in the HDLO.
- (1) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.
 - (2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.
 - (3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
 - (4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
 - (5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.
 - (6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
 - (7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.
 - (8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco,

exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

- (9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.
- (10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

§ 134-8. Hardship criteria and application procedure.

- A. An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals for a certificate of economic hardship to obtain relief from the requirements of this chapter. Upon receipt of an application for relief, the Zoning Board shall, within 45 calendar days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.
- B. At the public hearing, the Zoning Board may hear testimony and entertain the submission of written evidence from the applicant and/or the public.
- C. To obtain a certificate of economic hardship, the applicant must prove the existence of economic hardship by establishing that:
 - (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- D. The Zoning Board shall take into consideration the economic feasibility of alternatives to alteration, construction or demolition of a landmark, or portion thereof, and balance the interest of the public in preserving the historic landmark or building, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof.
- E. The Zoning Board shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall

be in writing and shall state the reasons for granting or denying the hardship application.

§ 134-9. Enforcement.

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

§ 134-10. Penalties for offenses.

- A. Failure to comply with any of the provisions of this chapter shall be deemed a violation, and the violation is subject to the penalties provided in § 223-53 of Chapter 223, Zoning.
- B. The City Council is also authorized to institute any and all actions required to enforce this chapter. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

§ 134-11. Fees.

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

§ 134-12. Assessment abatement.

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

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

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

- A. Specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood. Such uses may include:
 - (1) Artists' or artisans' studios.
 - (2) Antique shops.
 - (3) Rare book, coin or stamp shops or similar type uses as determined by the Planning Board.
- B. Residential, hotel or professional uses, provided that they are appropriate to the structure, compatible with the neighborhood and are located on a road that can accommodate increased traffic as determined by the Planning Board. These uses may include the following:
 - (1) Sit-down restaurants not to exceed a seating capacity of 50.
 - (2) Bed-and-breakfast establishments not to exceed 10 guest bedrooms, subject to the requirements of § 223-24.4B, C and E.
 - (3) Professional offices not to exceed 10 employees.
 - (4) Multifamily residential use not to exceed four units.
 - (5) Artist live/work spaces not to exceed four units.
 - (6) Hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views.
- C. Special permits warranted under certain conditions.
 - (1) Notwithstanding the limitations in Subsection B above, and with the exception of Subsection B(2), the Planning Board may approve a special permit for any of the uses listed in said section, and may allow a larger number of seats, employees, dwelling units, or artist live/work spaces, when it determines

that such larger number is warranted by one or more of the following:

- (a) Building(s) size.
 - (b) Building(s) configuration.
 - (c) The nature of the proposed preservation and/or adaptive reuse of the building(s).
 - (d) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.
- (2) In approving any such special permit, the Planning Board shall establish such limitations on the number of seats, employees, dwelling units, artist live/work spaces, or accessory uses and structures as it deems warranted.

D. Findings.

- (1) The Planning Board must make the following findings before special permit approval is granted:
- (a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.
 - (b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
 - (c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
 - (d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.
- (2) These standards shall be in addition to the general special permit standards set forth in § 223-18 and the standards set forth in § 134-7.

- E. A site plan shall be submitted to accompany any special permit application under this section. The site plan shall be accompanied by schematic architectural drawings which shall show the

existing conditions of the property and any existing structure and the proposed restoration or construction. The Planning Board must approve a certificate of appropriateness in order to grant site plan approval as set forth above.¹

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

May 13, 2021

VIA CERTIFIED MAIL

[Property Owner's
Mailing Address]

**Re: Notice of Public Hearing
Property Proposed for Historic Landmark Designation- City of Beacon**

Dear [Property Owner]:

The City of Beacon is considering designating multiple properties along Main Street in Beacon as historical landmarks to be included in the City's Historic District and Landmark Overlay Zone ("HDLO") and has proposed including your property located at 246 Main Street. A copy of the historic resource inventory form describing your property is attached. A remote public hearing to discuss the proposed designations is scheduled for **7:00 p.m. on June 7, 2021**, which you can participate in through the following link: <https://bit.ly/2Qc4Yhd>

You are invited to attend to present any comments or information you would like considered by the City Council or submit them prior to the public hearing to publichearing@beaconny.gov or by mail to HDLO Public Hearing, City of Beacon, 1 Municipal Plaza, Beacon, NY 12508. Any objection to the proposed designation must be submitted in writing prior to the public hearing.

Designation of Historic Landmarks

On June 7, 2021, the City Council will hold a public hearing to receive comments on its proposal to designate your property as a historic landmark pursuant to Section 134-4 of the Code of the City of Beacon (the "City Code"). The City Council, property owners and any interested parties may present comments or documentation at the public hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark.

In determining whether to designate a new historic landmark, the City Council shall consider any comments or information presented prior to and during the public hearing to determine whether the proposed landmark meets one or more of the following criteria:

1. Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
2. Has special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the community;
3. Is eligible for inclusion on the State or National Registers of Historic Places.

The City Council is required to make a decision within 60 days of the conclusion of the hearing. A super majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

Benefits of Historic Designation

Landmark designation results in an honorary status for a historic building, imposes certain measures of protection on the building to prevent incompatible development, and offers other benefits for the property. For example, additional uses are permitted by special permit from the Planning Board in the HDLO pursuant to Section 223-24.7 of the City Code (primarily beneficial in residential districts). Such uses include (a) specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood, and (b) residential, hotel or professional uses, provided they are appropriate to the structure, compatible with the neighborhood and are located on a street that can accommodate increased traffic as determined by the City Council.

In accordance with New York State Real Property Tax Law Section 444-a and Section 199-10 of the City Code, if you alter your property to restore or rehabilitate a historical feature, and the project results in an increase in assessed property value, you may be entitled to a phased tax exemption from the portion of your property taxes attributed to the increased assessment.

In certain instances, you may also be eligible for historic preservation grants, such as the Johanna Favrot Fund for Historic Preservation, the Cynthia Woods Mitchell Fund for Historic Interiors, or the New York State Environmental Protection Fund.

Certificate of Appropriateness

If your property is a designated historic landmark, applications for a building permit involving alteration, construction, or demolition of an exterior identified historical feature that is visible from a public street, public sidewalk or public park on a designated historic landmark or property shall require certificate of appropriateness approval from the Planning Board. In reviewing an HDLO application and plans, the Planning Board shall consider the factors outlined in Section 134-6.C of the City Code. The certificate of appropriateness required under Chapter 134 of the City Code is in addition to, and not in lieu of, any building permit. Additionally, any sign application involving an HDLO parcel requires review by the Planning Board, not the Building Inspector.

An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals (“ZBA”) for a certificate of economic hardship to obtain relief from the requirements of Chapter 134 of the City Code. In order to obtain a certificate of economic hardship, the applicant must demonstrate the existence of economic hardship by establishing:

1. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
3. Efforts to find a purchaser to acquire and preserve the property have failed.

The ZBA will take into consideration the economic feasibility of alternatives to removal, alteration or demolition of a landmark or portion thereof, and balance the public interest in preserving the historic landmark, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof. An applicant will not be charged an application fee, professional review fees, or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness or economic hardship application, except for any fees associated with another land use application concerning the historic property.

Central Main Street Design Standards

All currently nominated properties are located in the Central Main Street (“CMS”) District, which already requires site plan review by the Planning Board for significant exterior building changes. When considering any application in the CMS District, a site development plan application, or special permit, pertaining to a designated historic property, the City Council or Planning Board shall also consider the standards set forth in Section 134-7 of the City Code. Such standards are similar to the general design standards in the CMS District and include:

1. The design, character, and appropriateness to the property of the proposed alteration or new construction.
2. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
3. Architectural and site elements and their relation to similar features of other properties in the HDLO.

The design standards in the CMS and Historic Preservation articles are intended to protect designated historic buildings from incompatible development on adjacent parcels. For proposed buildings on CMS parcels in the HDLO, abutting an HDLO parcel, or having a property line frontage directly across the street from an HDLO parcel, any fourth-story or corner tower shall require a special permit from the City Council, not the Planning Board. Furthermore, the Planning Board may, at its discretion, reduce certain on-site parking requirements for projects located in the CMS district that involve a designated historic property (see City Code § 223-41.18 G(3)). The Planning Board may also waive setback requirements for certain designated historic properties in the CMS district (see City Code § 223-41.18 J(15)).

We hope you will join us for the public hearing at **7:00 p.m. on Monday, June 7, 2021** and/or submit any comments you might have prior to the hearing. If you have any questions regarding this process, please do not hesitate to contact me at publichearing@beaconny.gov.

Sincerely,



Christopher White
City Administrator

Encl.

Correspondence from Owners of Properties Nominated for Designation in the Historic District
Landmark Overlay Zone

On May 14, 2021 the City of Beacon sent 18 certified letters to the owners of properties nominated for historic designation in the Main Street corridor. The letters informed property owners of the proposed nomination, invited them to speak at a Public Hearing on June 7, 2021, and welcomed them to reach out to the City with any comments and questions beforehand. A sample letter to property owners can be found on page 2 of this document.

Nine property owners responded to the City. All of these correspondences can be found starting on page 5 of this document.

May 13, 2021

VIA CERTIFIED MAIL

[Property Owner's
Mailing Address]

**Re: Notice of Public Hearing
Property Proposed for Historic Landmark Designation- City of Beacon**

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1. Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
2. Has special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the community;
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1. The design, character, and appropriateness to the property of the proposed alteration or new construction.
2. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
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The design standards in the CMS and Historic Preservation articles are intended to protect designated historic buildings from incompatible development on adjacent parcels. For proposed buildings on CMS parcels in the HDLO, abutting an HDLO parcel, or having a property line frontage directly across the street from an HDLO parcel, any fourth-story or corner tower shall require a special permit from the City Council, not the Planning Board. Furthermore, the Planning Board may, at its discretion, reduce certain on-site parking requirements for projects located in the CMS district that involve a designated historic property (see City Code § 223-41.18 G(3)). The Planning Board may also waive setback requirements for certain designated historic properties in the CMS district (see City Code § 223-41.18 J(15)).

We hope you will join us for the public hearing at **7:00 p.m. on Monday, June 7, 2021** and/or submit any comments you might have prior to the hearing. If you have any questions regarding this process, please do not hesitate to contact me at publichearing@beaconny.gov.

Sincerely,



Christopher White
City Administrator

Encl.

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
1154 NORTH AVENUE

Mr. White,

As the owners of 1154 North Avenue, we object to the proposed designation of the property as an individual landmark or as a contributing element in the Main Street Landmark District.

We are fond of the building and are delighted the public can once again fully enjoy it (with art galleries on both floors). Converted for auto-related uses prior to WWI, it was open to commercial customers through much of the 20th C, then closed for 40 years and used for the storage of private cars. We intend to maintain the building in its current form, keep it open to the public, and construct a new building on the adjacent parcel (replacing the former site of the Eagle Hotel, demolished long ago). We hope this project can help restore a proper sense of arrival at the west end of Main Street. Landmark status for 1154 would substantially complicate matters and further delay or derail that effort, without achieving a corresponding public purpose.

In our view, the proposed designation is neither justified, nor necessary to maintain the integrity of the existing historic district covering the west portion of Main Street ... a goal which we cherish.

The three listed criteria of 'distinguishing architectural characteristics', 'special value as part of the community ...', and 'eligible for inclusion on State or National Registers ...' are loosely interpreted in the designation letter. 1154 North Avenue is a handsome 19th Century structure, but one much changed over the decades. The current 'garage' door is the latest in a series of door replacements, though that opening does date from the original 19th C construction. The 'covered-over corner storefront' reflects two major changes made in the 20th C: the first in mid-century when a large section of masonry was removed and new steel framing introduced to accommodate showroom windows when the commercial use changed from garage to car sales; and the second when those windows were blocked up and a passage door opened to allow secure storage of private cars for the building owner.

We respectfully request that 1154 North Avenue NOT be included as a landmark or contributing building in any expansion of the HDLO.

With thanks,

Jinny St. Goar
Joe Donovan

.....
Hudson Todd LLC
4 Cross Street
Beacon, NY 12508

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
4 CROSS STREET WHICH SITS WITHIN THE PARCEL AT 172 MAIN STREET

Mr. White,

As the owners of the buildings at 172 Main Street and 4 Cross Street, we object to the proposed designation of the 4 Cross Street building as an individual landmark and/or to its designation as a contributing element in the Main Street Landmark District.

The building at 172 Main Street (commercial, facing Main) is already included in the HDLO, as is the undeveloped section of land between 172 Main and 4 Cross. We have no concerns about that designation.

We are deeply concerned about the proposed designation of the 4 Cross Street building (residential, facing Cross, on the same tax parcel as 172), as our long-term plans for this area are still evolving, and such a designation could place major constraints on our ability to create a unified, functional and attractive structure at the corner of Cross and Main.

In our view, the proposed designation is neither justified, nor necessary to maintain the integrity of the existing historic district covering the west portion of Main Street ... a goal which we cherish. The three listed criteria of 'distinguishing architectural characteristics', 'special value as part of the community ... ', and 'eligible for inclusion on State or National Registers ...' are loosely interpreted in the designation letter. 4 Cross Street is a utilitarian 20th Century structure, one example among hundreds of nearly identical structures located throughout Beacon and the mid-Hudson area.

If the same standards employed in evaluating 4 Cross were applied equitably, every building constructed before 1972 could be proposed for landmark status in Beacon. Singling this structure out for landmark status appears arbitrary and creates an undue hardship for us as owners.

We respectfully request that the 4 Cross Street building NOT be included as a landmark or contributing building in any expansion of the HDLO.

With thanks,

Jinny St. Goar
Joe Donovan

.....
Hudson Todd LLC
4 Cross Street
Beacon, NY 12508

TO: City of Beacon
FROM - Harvey and Richard Kaplan
RE: J & J 246 LLC

6/2/21

Request For Exemption from Proposed Historical Building Designation

In early 2006 we started a business at 246 Main Street. This business, operating as a restaurant, Max's on Main, has been open for over fifteen years. At the time of our purchase, 246 Main Street did not have historical building status.

As you may recall, there were many empty stores on Main Street; at that time drug deals were frequently made out in the open. We did our best to clean up the area. Although we endured several years of mediocre business, we were determined to make a success of Max's on Main.

By late 2011 we began to see an increase in business that would last for the next several years.

In 2016, the owner of the building put it up for sale. After a negotiation lasting several months, we were able to purchase the building in April of 2017. Again, at this time, 246 Main Street was not a historical building. This issue was not a consideration during negotiations.

Since March of 2020, we have continued to operate our business during the pandemic. There have been almost 15 months of less than profitable business. We have done our best to stay open nearly the entire duration.

Ours is a family owned and operated business. We are not a large corporation that has significant funding capacity. At the same time, we have always followed the directives of the authorities both local and statewide.

Making 246 Main Street a historical structure has the potential to impose an additional financial burden to both our family and our business. Additionally, since 246 Main Street is a commercial building, we believe that historical status would decrease the value of the building as it would limit business options, uses, and improvements.

We respectfully request to be exempted from the proposed historical building designation.

Thank you for your consideration

Respectfully,

J & J 246 LLC
Harvey Kaplan & Richard Kaplan

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
250 MAIN STREET

To whom it may concern,

We do not wish for 250 Main Street, Beacon, NY 12508 to be designated for Historic Landmark.

Thank You,
Fa Tuan Ni

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
257-267 MAIN STREET

Mr. Christopher White
City Administrator

Dear Sir,

I received your letter regarding our building located at 257-267 Main Street, Beacon and the City's interest in re-designating our property as a 'historic-property.' I'd like to give a brief background if I may. Our company "26 East Main Street, LLC" purchased the property sometime around last August/September of 2020. We had been in contract to purchase for more than a year dating back to the summer of 2019! Once Covid hit, our closing was put off numerous times due to constant rescheduling of engineers, attorneys, banks, title companies, etc, all due to the pandemic. Then when we finally closed, almost 2/3 of the units were either with expired leases, unpaid rents, and/or vacancies as well as many other neglected items left unaddressed in/around the property for more than a year as a result of absentee-management. I am happy to report, that after an incredibly difficult, painful, costly, and challenging year, we are finally just starting to see some light at the end of this very long and dark tunnel, hoping for a better 2022.

We have been in property management and development for approximately 20 years. We purchased this property for (2) reasons; one- to manage as existing for a period, two- for the possibility to develop. There are (3) properties immediately neighboring us to the West on both street corners that have been completely built new, and a third currently under construction across the street and a few doors from the gas station. After removing former buildings, all of these brand new buildings are beautiful and greatly enhance and add value to Main Street. These owners rightfully enjoyed the freedom from restriction to develop their properties as we hoped and expected someday to have same, and feel otherwise would be greatly unjust.

We spent a significant amount of money investing in Beacon and this property. The justification for the large investment was solely based on the possibility to rebuild on our property as the aforementioned neighbors have. By adding this designation to our property, that opportunity seems greatly diminished, if at all.

After consulting with our attorneys, we have arrived at the conclusion that we are strongly *against* this proposal and do NOT want this designation/restriction/limitation placed on our property and further feel it will greatly devalue our investment, and doing so against our will (especially in light of all we just sent through the last (2) years) would just add further salt in our wound.

Please strongly consider **NOT** placing this unwanted designation on OUR property against our will, further causing financial damage and hardship to our already struggling investment.

Thank you for your time and consideration during these challenging times.

Sincerely,

Vincent Satriano
26 East Main St, LLC

LETTER FROM PROPERTY OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
274 MAIN STREET
RECEIVED BY CITY HALL ON JUNE 9, 2021

Good day,

We are property owners at 274 Main Street, Beacon, New York We would like to thank you for all efforts put forth to preserve the integrity of Beacon.

After much thought and participating in the public hearing on Monday, June 7, we would like to kindly decline the designation of our building.

As many changes have been made to our building over the years, it does not completely fit the criteria to designate it a Historic Landmark. Not to mention it would be extremely detrimental from a financial standpoint as well.

We hope you will not consider us as this time.

Thank you for your time.

Kindly,

Michael and Tina Pomarico

274 Main Street

Beacon, New York

LETTER FROM OWNER OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
291 MAIN STREET

To Whom It May Concern:

I am writing to object the proposed landmark designations at 291 Main St, Beacon NY.

Sincerely,

Telephone Building Beacon LLC



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Rebecca A. Valk, Esq.
rvalk@cuddyfeder.com

June 7, 2021

Mayor Lee Kyriacou
And Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Proposed Nomination – Salvation Army Property at 372 Main Street.
Historic Properties Overlay Zone

Dear Mayor Kyriacou and Members of the City Council:

I am writing this letter on behalf of our client, The Salvation Army, owner of property at 372 Main Street, known as tax parcel number 6054-29-018818 (the “Property”). This letter shall serve as Salvation Army’s objection to the nomination of the Property for landmark status under the City’s Historic Preservation Law.

The nomination of this Property is inappropriate as the Property fails to meet either of the criteria relied upon in the Historic Resource Inventory Form dated April 2021 (the “Inventory Form”). The Inventory Form sets forth the rationale for the City Council’s nomination of this Property for landmark status. A property nominated must meet one or more of the following criteria:

134-4 Designation of landmarks and historic districts.

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

- (1) Has distinguishing architectural characteristics of a period, style, method of construction, indigenous materials or craftsmanship;
- (2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;
- (3) Is eligible for inclusion on the State or National Registers of Historic Places.

The Inventory Form for this Property relies upon portions of two of these criteria, alleging that the Property: (1) possesses distinguishing architectural characteristics of a period and style (subsection 1); and (2) has special historic and aesthetic value as part of the cultural history of the City (subsection 2).

4853324.v3



June 7, 2021

Page 2

As to the first criterion, the Inventory Form states “The building retains its original character. This religious structure is one of the more intact examples of its type, scale and period in the City.” This conclusory statement does not establish a legitimate basis for the designation of either the church building, which was concededly rebuilt in 1911, or of the building behind the church, which was admittedly constructed in 1961.

It is true that the church building has characteristics consistent with the period of its construction. However, that alone is insufficient to qualify for designation under the City’s code. To qualify the building must have “distinguishing architectural characteristics,” i.e., noteworthy, remarkable, odd, or unusual.¹ The Inventory Form does not identify such features; rather, it lists features consistent with the period of construction and concedes that the church building is *one* intact example of this type of construction. The lack of noteworthy or remarkable features was cited in the 1979 Building Structure and Inventory Form for the Property (enclosed): “The church has a long history in Beacon, but architecturally, it is outclassed by other church buildings of its scale and period.” (emphasis added).

As to the second criterion relied upon, the Inventory Form makes a conclusory statement that the Property possesses “special historic and aesthetic value as part of the cultural history of the City.” Again, the Inventory Form lacks any discussion to support this conclusion. The inclusion of the Church in the HDLO based on the present documentation is unwarranted.

Additionally, there is no need to include the Church’s property in the HDLO at the present time. The Church plans to continue its mission work in the City of Beacon for the foreseeable future. If matters materially change at some point in the future, and the building were to ever cease to operate as a Church, the City always retains authority to reconsider a designation at that, more appropriate, time.

In conclusion, the Salvation Army objects to the nomination. The buildings at the Property are not appropriate for landmark designation. We note that a super-majority vote of five (5) Council

¹ Definition of “distinguish” <https://www.merriam-webster.com/dictionary/distinguish>;
Definition of “distinguishing characteristic”
[https://www.vocabulary.com/dictionary/distinguishing%20characteristic#:~:text=Definitions%20of%20distinguishing%20characteristic,synonyms%3A%20distinctive%20feature%2C%20peculiarity](https://www.vocabulary.com/dictionary/distinguishing%20characteristic#:~:text=Definitions%20of%20distinguishing%20characteristic,synonyms%3A%20distinctive%20feature%2C%20peculiarity;);



June 7, 2021

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members is now required to designate 372 Main Street a historic property because of this objection (Section 134-4G). We thank the Council for its consideration of these comments.

Very truly yours,

A handwritten signature in blue ink that reads "Rebecca A. Valk". The signature is written in a cursive, flowing style.

Rebecca A. Valk

Enclosure

cc. Graeme Hepburn
William Null, Esq.

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 02741-0071
QUAD _____
SERIES _____
NEG. NO. _____

148
Yellow

YOUR NAME: Jessica Kemm DATE: August 6, 1979

YOUR ADDRESS: 31 Green St., Kingston, N.Y. TELEPHONE: 914-331-3096

ORGANIZATION (if any): HADAC, Box 274, Hurley, N. Y. 914-331-8944

IDENTIFICATION

1. BUILDING NAME(S): First Baptist Church
2. COUNTY: Dutchess TOWN/CITY: Beacon VILLAGE: _____
3. STREET LOCATION: 372 Main St.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: First Baptist Church ADDRESS: same
6. USE: Original: church Present: church/Salvation Army
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain Yes, limited.

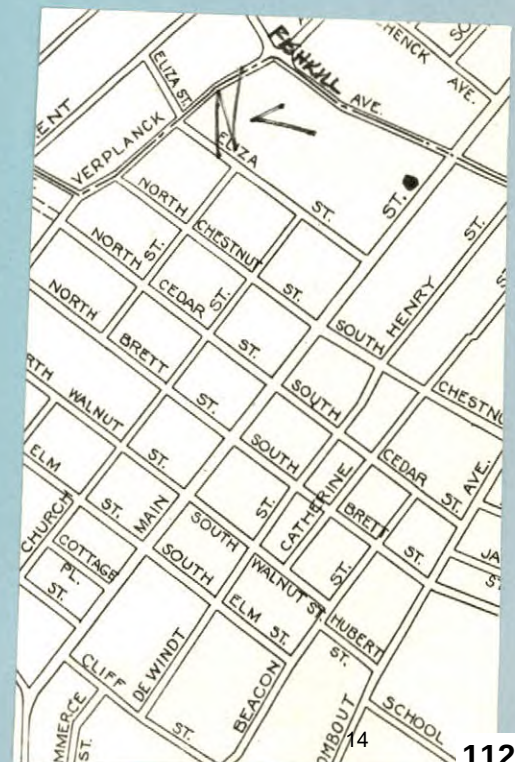
DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☒
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12.



3. MAP:



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☒
f. industrial ☐ g. residential ☒
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

Facade faces southwest, commercial opposite.

Northwest, southeast: commercial.

Northeast: residence.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Gabled roof, end to street; raking cornice. Square corbelling.
Stone labels. Square, crenellated tower; pointed arched windows; belt
courses; stone labels; double, panelled doors. Northwest, southeast
elevations; windows separated by vertical brick panels. Rear, gabled
addition.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1854, 1911, 1961

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The main section of this church, with its square corbelling, was influenced by the mid-19th century, Romanesque Revival style. The tower, which gives the building its main character, was constructed in 1911 in the Gothic Revival II style. The rear section was added in 1961. The church has a long history in Beacon, but architecturally, it is outclassed by other church buildings of its scale and period.

21. SOURCES: Souvenir Program, Beacon Golden Jubilee, June 1-8, 1963.

22. THEME: Mid-19th, early 20th c. religious architecture.

LETTER FROM OWNERS OF PROPERTY NOMINATED FOR HISTORIC DESIGNATION
378 – 382 MAIN STREET

We are Ed Benavente and Betsy Swanson, the owners of 378-382 Main St. also known as the Carriage Works Building. Those that have witnessed the evolution of this building over the years may be familiar with the various uses and changes since it's construction in the mid 1800's as a carriage and sleigh manufacturer to the present day office building with a cafe and market. In the process of renovating this property we took extra care and expense to recognize the history represented by the structure. This was a challenging project given the generations of alterations already in place. This was done without guidelines or compliance regulations other than standard building and safety codes. We specifically chose a property without historical designation status to avoid that extra layer of bureaucracy that can hamper the efforts of micro-developers and individuals without deep pockets like ourselves. While we appreciate the city's efforts to preserve the character and regulating growth and uncontrolled development, it should be noted that adding more layers to the process serves to discourage thoughtful, grass-roots development and leaves the door open for larger development companies that have legal teams to run roughshod over any regulations in place.

Since moving to Beacon in 2006, we have supported many causes and organizations in town, including the Beacon Historical Society. We believe that history is an integral part of any community's identity. We also believe that history needs to support the present and pave the way for the future. After many discussions with City Council members and the Building Department - we have yet to hear of any definitive benefit to this designation beyond a possible, 'maybe', when it comes to tax relief or preservation grants. In our experience, such designations can have an adverse effect on resale or catastrophic replacement. No doubt, today's council has the best of intentions but we are more concerned with the unintended consequences of piling on more laws, regulations and exceptions to those same laws and regulations that might be manipulated in the future and have the reverse effect if the original intention.

We respectfully decline to participate in the historical designation at this time and hope that the City Council will expedite the conclusion of this subject so that more time and attention can be applied to ongoing taxation and infrastructure needs.

Thank you,
Ed Benavente
Betsy Swanson

City of Beacon City Council Agenda
06/14/2021

Title:

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

ATTACHMENTS

Memorandum from the City Attorney's Office Regarding Paper Streets

Correspondence Amongst the City Attorney, Administrator, and Building Inspector Regarding Ryans Avenue

**555City 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	Wesley Avenue. 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
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

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
						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 Access provided by easement.	0.08	Residential Vacant Land (Currently used as a driveway to access Parcel 514999 and 508991). Parcel 520908 is owned by the Jeaniene Durso Trust and provides

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
						access to Wesley Avenue.
Jeaniene Durso Trustee	91 Wesley Ave Beacon NY 12508	Parcel: 514999	Ryans Avenue	Technically landlocked. Access provided by easement.	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. Access provided by easement.	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. Access provided by easement.	0.07	Single Family Residential. Parcel 520908 is owned by the Jeaniene Durso Trust and provides access to Wesley Avenue.
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

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
Michael and Elizabeth Johnson	55 Wilson St Beacon NY 12508	Parcel: 519013	Ryans Avenue	Wilson Street	0.38 acres	Single Family Residential
Gerardo Cervone 14 Commerce St Beacon NY 12508	Ryans Avenue	Parcel: 493972	Ryans Avenue	Ryans Avenue	0.776	Residential Vacant Land
Michael and Susan Giannoni 116 Washington Avenue Beacon, NY 12508	318 Washington Avenue Beacon, NY 12508	Parcel: 55976	Be Vier Avenue	Land Locked. Access provided by Parcel 558981 also owned by Michael and Susan Gionnoni. This property has a right of way easement across Parcel 558981.	0.1320 acres	Single Family Home
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

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
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
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	Parcel: 526962	Be Vier Avenue	Wesley Avenue	0.11 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
	Beacon, NY 12508					
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: 115 Wesley Avenue (Parcel 535011) (2006), and - 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.

CORRESPONDENCE AMONGST THE CITY ATTORNEY, ADMINISTRATOR, AND BUILDING INSPECTOR
RE: RYAN'S AVENUE

From: Dave Buckley <dbuckley@beaconny.gov>
Sent: Friday, May 28, 2021 9:01 AM
To: Chris White <cwhite@beaconny.gov>; Drew Victoria Gamils <DGamils@kblaw.com>; John Russo, P.E. <jdr@lanctully.com>
Subject: RE: Ryans Avenue - Paper Streets

I see no benefit to build Ryans Ave out to a city street. The three parcels listed cannot be sub divided there is no water or sewer up there.

From: Chris White
Sent: Thursday, May 27, 2021 6:16 PM
To: Drew Victoria Gamils <DGamils@kblaw.com>; John Russo, P.E. <jdr@lanctully.com>; Dave Buckley <dbuckley@beaconny.gov>
Subject: RE: Ryans Avenue - Paper Streets

John and Dave,

I told the Mayor that I thought building out Ryan's Avenue from a paper to a real street would be expensive and probably outweigh any further marginal development in that area. If you can provide your thoughts on the question below, it will hopefully help us resolve the paper street abandonments.

Thanks,
Chris

Chris White
City Administrator
City of Beacon
One Municipal Plaza
Beacon, New York 12508
Ph: 845-838-5009
cwhite@beaconny.gov

From: Drew Victoria Gamils <DGamils@kblaw.com>
Sent: Wednesday, May 26, 2021 9:58 AM
To: John Russo, P.E. <jdr@lanctully.com>; Dave Buckley <dbuckley@beaconny.gov>
Cc: Chris White <cwhite@beaconny.gov>
Subject: Ryans Avenue - Paper Streets

Good morning,

On Monday I met with the City Council to discuss abandoning the paper street Ryans Avenue.

The Mayor asked that I reach out to you to find out (1) if there is any way to partially build out Ryan's Avenue to make it a City Street (to the end of Parcel 514999), and (2) if there is any possibility that Parcels 513973, 493972, 510962 can be subdivided to allow for construction of additional homes. The

Mayor is trying to evaluate whether this is any benefit to building Ryan's Avenue. A clip of the area is enclosed for your reference.

Please let me know your thoughts. Thank you.

Drew Victoria Gamils
Associate

Celebrating 40 Years Serving the Hudson Valley and Beyond

445 Hamilton Avenue, Suite 1500
White Plains, NY 10601

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