



CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA,
BEACON NY 12508 AND
VIRTUAL

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

**September 13, 2021
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

- | | |
|---|----|
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| 3. Recreation Needs Assessment Scoping | 20 |
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Executive Session Items:

1. Personnel and Contract Negotiations

City of Beacon City Council Agenda
09/13/2021

Title:

Notice of Meeting Location September 13, 2021

ATTACHMENTS

[Notice of Meeting Location September 13, 2021](#)



NOTICE OF PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE that the City of Beacon City Council will be holding the City Council Workshop of September 13, 2021 in the Courtroom at 1 Municipal Plaza, Beacon, NY 12508. The meeting will simultaneously be streamed via Zoom. The public can attend in the Courtroom, or access the meeting via Zoom at

<https://us02web.zoom.us/j/82335454269?pwd=ZVRjcDMzQjBY2Z2TmRtYlI3eGlEQT09>

Webinar ID: 823 3545 4269 Passcode: 608022. To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 823 3545 4269 Passcode: 608022.

PLEASE TAKE FURTHER NOTICE, that the City Council Workshop of September 13, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
09/13/2021

Title:

Housing Initiative Prioritization

ATTACHMENTS

[Mayor Kyriacou's Affordable Housing Proposals.docx](#)

[Memorandum from the City Planner Regarding Affordable Housing](#)

Mayor's Housing Policy Proposals

Lee Kyriacou, Mayor City of Beacon, 2 August 2021

What Beacon's Already Done

The City of Beacon has long been a leader in progressive zoning and housing inclusion. Here are key examples:

- The percent of subsidized low- and moderate-income units in Beacon is among the highest in Dutchess County.
- Beacon permitted accessory apartments in single-family neighborhoods 25+ years ago, long before the concept became popular for creating affordable units.
- Beacon's short-term rental ("AirBnB") law prevents housing from being turned into exclusive short-term rentals, which elsewhere has reduced rental stock and raised rents.
- Approved and constructed projects over the last 10 years have included more than 20% affordable, workforce and senior housing.
- In the last two years, a surplus city-owned lot was used to create 72 affordable units.
- Beacon's inclusionary zoning requires one workforce unit for every ten units (10%) in new developments.
- Multifamily housing is permitted in all commercial districts.
- Artist live/work housing is permitted and encouraged in almost all zones.
- Beacon's zoning on Main Street, the train station, and along Fishkill Creek include required commercial space, to encourage job creation and a live-work community.
- Main Street fourth floors require a public benefit, such as affordable housing.

What's Being Proposed for Discussion

Across the country, as cities have regained popularity, housing has increased in price while zoning has often made it difficult to build additional housing. To provide more affordable housing in popular urban areas, local public policy must encourage increased development targeting affordability – while also supporting public amenities and quality of life. The Mayor proposes that the Council begin policy development for the following priorities.

1. Rezone to focus on smart growth that can increase affordability.
 - a. Allow smaller lot sizes for new homes and increased clustering.
 - b. Allow two-family homes in single-family districts.
 - c. Consider multi-family homes in more zoning districts.
 - d. Make multi-family a permitted use in the RD districts.
 - e. Increase development potential near public transportation.

- f. Encourage walkable, traditional neighborhood development.
- 2. Encourage accessory dwelling units (ADUs) – for renter and owner affordability.
 - a. Make ADU approval as-of-right across City.
 - b. Revise minimum and maximum square footage.
 - c. Eliminate or reduce set-back and parking requirements.
- 3. Reduce or eliminate required parking standards.
 - a. Update Beacon's outdated parking standards, which were created in 1974.
 - b. Strategically reduce parking standards in Main Street and transit-friendly districts.
 - c. Decrease or waive parking requirements for designated affordable units.
 - d. Manage public parking as a public resource, with fees into a parking fund.
- 4. Streamline the approval process for buildings with affordable units.
 - a. Make step-backed four-story buildings in the Central Main Street district permitted uses when they meet higher affordable unit standard.
 - b. Provide incentives in Central Main Street, Linkage District, Fishkill Creek, and Waterfront Development districts for affordable housing.
- 5. Target city-owned lots and underutilized lands for affordable housing development.
 - a. Require significant percentage (e.g., 50%) of affordable housing on these lots.
 - b. Develop a form-based code that reduces approval time and costs.
 - c. Prepare a Generic Environmental Impact Statement (GEIS) to speed review.
 - d. Package multiple City parking lots into one RFP for development.
- 6. Provide flexibility to allow building of smaller (i.e., more affordable) units.
 - a. Revise zoning to allow for square footage of residential space, not unit number (permitting additional smaller units vs. fixed number).
 - b. Provide incentives for creating smaller, more affordable units.
- 7. Further restrict short-term rentals (STRs) – which reduce available rental housing stock.
 - a. Review STR law to make sure that permanent housing is not crowded out by STRs.
- 8. Revise local requirements for the State Environmental Quality Review (SEQR).
 - a. Classify development incentives for affordable housing as Type II Actions.
- 9. Advocate for changes in state and federal housing policies.
 - a. State legislation to allow ADUs by right across State.
 - b. Additional New York State bonding for affordable housing construction.
 - c. Statewide tenant protection legislation and/or additional legal services funding for tenant protection.
 - d. Additional federal government funding of Section 8 housing program.

What's a Lower Priority and Not Proposed Here

- Further Increasing the City's inclusionary zoning percentage of affordable units.
 - o Beacon already has a high inclusionary percentage, and an incremental increase will not generate a large number of affordable units.
 - o There is no evidence that affordable rent for a unit can recoup the current cost of construction for that unit.
 - o There are significant potential unintended consequences.
- Adopting Emergency Tenant Protection Act in Beacon.
 - o The eligible number of units in Beacon is quite small – only a couple percent.
 - o The implementation effort and expense is substantial for a small number of units.
 - o The Act does not target those in need with lower incomes, and could afford a financial benefit for those who do not need one.
 - o There are other significant potential unintended consequences.

To: Mayor Kyriacou and the Beacon City Council
From: John Clarke, City Planner
Date: September 10, 2021
Re: Affordable Housing Options

I was asked to suggest zoning options that could be adopted in the near-term, based on the August 2, 2021 Housing Policy Proposals. Longer-term solutions can still be simultaneously pursued, such as working with private or not-for-profit developers to create a higher percentage of affordable housing units on publicly-owned properties, similar to the example of West End Lofts. The following suggested changes should be considered an initial starting point for a series of affordable housing steps to come:

1. Encourage Accessory Dwelling Units (ADUs), which helps affordability for both property owners and renters. The 1989 regulations should be updated. Only 7 ADUs have been proposed over the last 5 years.
 - a. Allow ADUs as a permitted use for any single-family residence with no special permit necessary. The Council could also consider giving approval authority to the Building Inspector for conforming ADUs.
 - b. Revise the minimum and maximum square footages, currently between 300 to 650 square feet, to a more flexible minimum of 200 square feet and a maximum of 1,000 square feet.
 - c. Increase the allowed percentage size of an ADU located in a single-family house from 30% to 50%.
 - d. Exempt ADUs from the maximum cumulative square footage for all accessory structures.
 - e. Allow ADUs within 10 feet of the side and rear lot lines in the districts with larger required setbacks.
 - f. Permit the Planning Board to waive the ADU parking requirement, when deemed appropriate.
 - g. Eliminate the two-year inspection and permit renewal requirement.
2. Allow two-family dwellings in all R1 residential districts, without a special permit or site plan approval.
3. Make multifamily dwellings a permitted use in the RD districts, with no need for a special permit.
4. Permit the Planning Board to reduce or waive all required parking for designated affordable units.
5. Revise the Senior Affordable Housing Overlay (SAHO) district. The City should work with the Meadow Ridge/Highland Meadows not-for-profit on a rezoning package to allow additional senior affordable housing on its existing properties and to encourage more widespread use on other sites. Highland Meadows, for example, is located on a 19-acre parcel in the SAHO. Changes could include:
 - a. Allow new construction, not just adaptive reuse of existing buildings over 50 years old.
 - b. Substantially increase the allowable units per acre from the current 4 per acre.
 - c. Reduce the required project size from the existing minimum of 20 dwelling units.
 - d. Lower the required parking standard from 1.2 spaces per unit to perhaps 0.5 per unit.
 - e. Decrease the eligible age limit from at least 62 years old to 55 years and older.
 - f. Eliminate the requirement for a separate special permit from the City Council, since the Council must have already designated the property for this use.

City of Beacon City Council Agenda
09/13/2021

Title:

Recreation Needs Assessment Scoping

ATTACHMENTS

[City of Beacon Parks and Recreation Fee Study 2017](#)



City of Beacon Parks & Recreation Fee Study

March 2017

BFJ Planning



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City of Beacon Recreation Fee Study

March 9, 2017

Prepared on behalf of:

The City of Beacon

1 Municipal Plaza, Suite 1
Beacon, New York 12508

Prepared by:

BFJ Planning

115 Fifth Avenue
New York, NY 10003

With assistance from:

RGR Landscape

Urbanomics

115 Fifth Avenue
New York, NY 10003



BFJ Planning

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Acknowledgements

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Ali T. Muhammad, Ward Four
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Lee Kyriacou, At Large

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Larry Clark
Terry Faison
Danny Hairston
Terry Martin
Bob Outer
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Lt. Timothy Dexter, Building Inspector
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Section 1: Introduction

The purpose of this report is to provide an assessment of the recreational needs of the City of Beacon. The report will serve as a guide for the expansion of and/or improvements to existing facilities, as well as for acquisition and/or disposition of parkland. It will also provide a basis for the imposition of recreational fees associated with new development as required by Section 27-A(6) and 33(4)(c) of the New York State General City Law and Section 195-25(A)(4) of the City of Beacon Code pertaining to subdivisions and Section 223-25(H)(4) of the City of Beacon Code pertaining to site plans.

The following report is organized into three parts. Section 2 provides an inventory of Beacon's existing parks and open spaces, which addresses recreational activities, facilities provided, and maintenance needs. Section 3 addresses the City's existing and projected population and demographic trends. Section 4 identifies recreational guidelines established by the National Recreation and Park Association (NRPA) and evaluates the adequacy of Beacon's recreational facilities based on these guidelines and projected population. The report concludes by providing recommendations that address potential deficiencies identified in Section 4, including the expansion and/or improvements to existing recreational facilities.

1.1 Study Methodology

BFJ Planning has reviewed existing reports prepared by the City's Recreation Department, conducted several on-site surveys of the City's recreational facilities, and gathered and compiled data from the following sources:

- U.S. Census Bureau demographic data.
- Population forecasts through the year 2025 published by the Dutchess County Planning and Development Department and the Poughkeepsie-Dutchess County Transportation Council.
- Guidelines established by the National Recreation and Park Association (NRPA).
- Existing parkland acreage and lot configurations provided by the City of Beacon.

Using the above data, gaps in parkland services, facilities and locations, on a City-wide level, were identified for existing and future populations based upon the guidelines of the NRPA. Recommendations were then developed addressing identified deficiencies, including areas where the acquisition of land or creation of new facilities would enhance existing recreational sites, create a network of recreational sites, or provide facilities to areas of the City currently underserved.

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Section 2: Existing Parks and Recreation Facilities

Beacon has a wide variety of public, quasi-public and private recreational facilities available to its residents (see Figure 1). Public facilities include neighborhood parks and public recreational areas that serve the entire community. Quasi-public facilities include those provided by the Beacon City School District. Private facilities such as the Dutchess County Country Club are reserved for members only.

While private facilities contribute to recreational opportunities in the City, they do not serve most of Beacon's residents for reasons of exclusivity, waiting lists or cost. Further, there is a risk that they will not be available in perpetuity for recreational purposes. Many golf courses in the region have pursued residential development on their properties, lessening the recreational focus. Though there are no indications that Dutchess County Country Club will proceed in that direction, its owners have the option to explore development alternatives. Since private recreational facilities may not be available to many residents for the indefinite future, this analysis focuses on public recreational facilities operated by the City. Quasi-public facilities owned by Scenic Hudson (non-profit) or owned and regulated by the School District but available to the public, are also considered in the analysis.

2.1 NRPA Park Classifications

The National Recreation and Park Association (NRPA) has set the following guidelines for recreational facilities.

Table 1: NRPA Classifications

Classification	Location Criteria	Size Criteria
<u>Mini-Parks</u> : Address limited, isolated or unique recreation needs.	Less than 1/4-mile distance in residential setting.	Between 2,500 sf and 1 acre.
<u>Neighborhood Parks</u> : Recreational and social focus of the neighborhood. Informal active and passive recreation.	1/4- to 1/2-mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum. 5-10 acres optimal.
<u>School Parks</u> : Use of school facilities to fulfill community recreational needs.	Determined by location of school district property.	Variable, depending on function.
<u>Community Parks</u> : Serve broader purpose than neighborhood park. Focus is on meeting community-based recreation needs and preserving unique landscapes and open spaces.	Usually serves two or more neighborhoods in 1/2- to 3-mile distance.	Usually 30-50 acres.
<u>Large Urban Parks</u> : Serve broader purpose than community parks. Used when smaller parks are not adequate to meet the community's needs.	Usually serves the entire community.	Usually a minimum of 50 acres, with 75 acres or more being optimal.
<u>Natural Resource Areas</u> : Lands set aside for preservation of significant natural resources, remnant landscapes, open spaces, and visual aesthetics/buffering.	Determined by resource availability and opportunity.	Variable.
<u>Greenways</u> : Link park system components together to form a continuous park environment.	Determined by resource availability and opportunity.	Variable.
<u>Sports Complexes</u> : Consolidate heavily programmed athletic fields and associated facilities to larger and fewer sites throughout the community.	Strategically located community-wide facilities.	Usually a minimum of 25 acres, with 40-80 acres being optimal.
<u>Special Uses</u> : Cover a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable dependent on the specific use.	Variable.

Source: *Park, Recreation, Open Space and Greenway Guidelines*. (National Recreation and Park Association (December 1995).

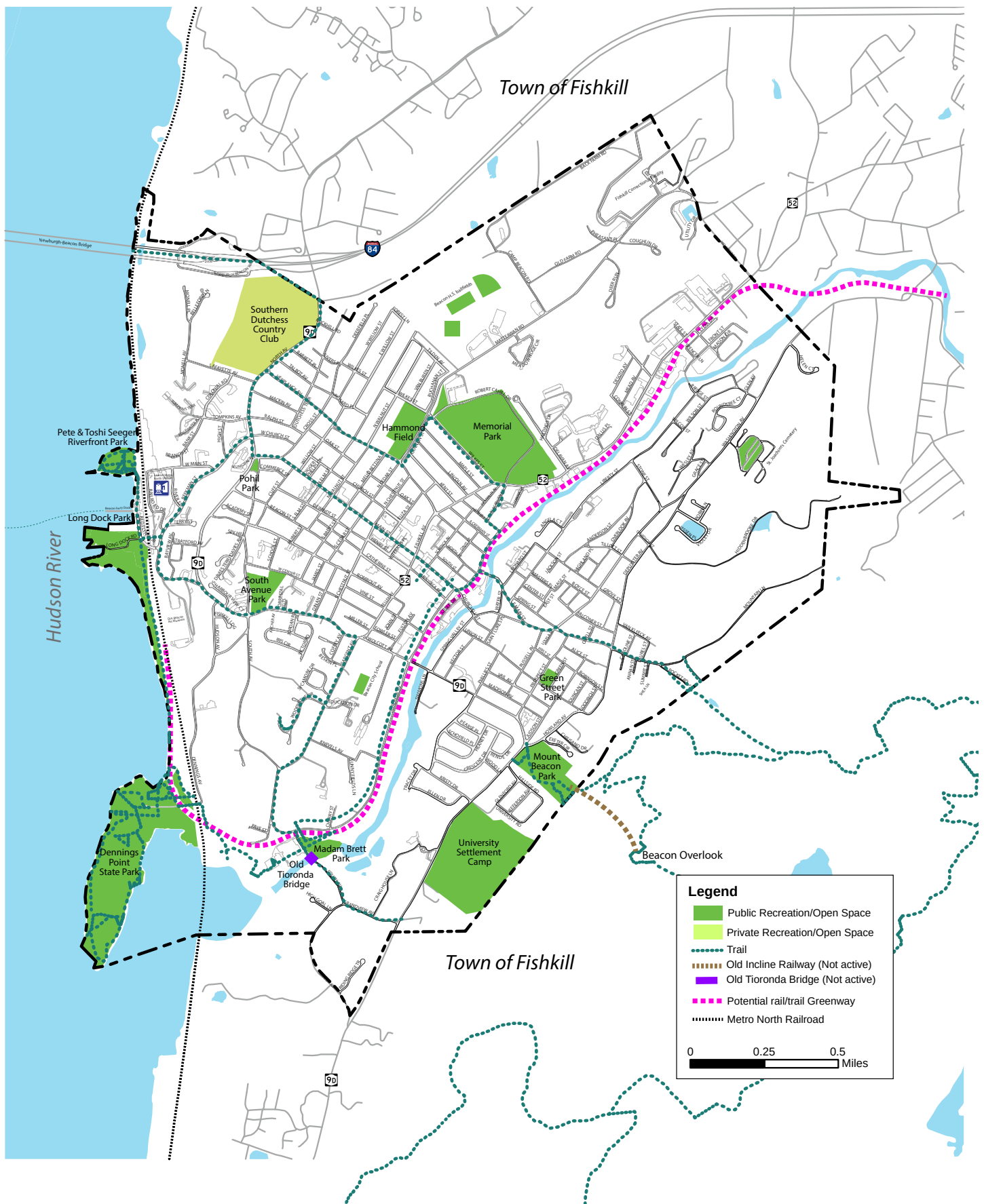


FIGURE 1: BEACON PARKS AND OPEN SPACES

2.2 Inventory of Parks and Recreation Facilities in the City of Beacon

Beacon hosts a multitude of parks and recreation facilities throughout the city including waterfront parks, hiking trails and green spaces supporting a variety of active and passive recreational uses. Many of the parks are owned and operated by the City, while others fall under the jurisdiction of the non-profit Scenic Hudson, the New York State Department of Parks Recreation and Historic Preservation or the Beacon City School District, as well as those with a number of participating partners such as the regional trails and greenways. The following inventory of parks and recreation facilities in Beacon provides an overview of each park’s current facilities and existing conditions, as well as opportunities for improvements to facilities. The analysis was conducted in coordination with the City’s Recreation Department and included input from a citizen advisory Recreation Committee.

For ease of reference, the inventory is organized by the entity that has jurisdiction over the park or recreational facility, according to the following color classification:

City of Beacon Parks & Recreation Facilities
Scenic Hudson Parks & Recreation Facilities
New York State Parks, Recreation and Historic Preservation Facilities
Beacon City Schools Parks & Recreation Facilities
Trail & Greenway Recreation Facilities

SOUTH AVENUE PARK

NRPA Classification: Neighborhood Park (6.9 acres)

INVENTORY OF EXISTING CONDITIONS:

- 2 tennis courts
- 1 full basketball court (repaved 2015)
- 2 full horseshoe courts
- 1 shuffleboard court
- 1 bocceball court
- 1 community garden
- 1 large flexible green field

Programming includes Back to School event

OPPORTUNITIES & PLANNED FACILITIES:

1 pavilion & 1 play structure (currently under construction - funded by Community Block Grant).
Potential improvements include repurposing the underutilized horseshoe courts for checkers/chess for local seniors community, zen garden for meditative walking, hammocks, a perimeter path for walking/cycling, and signage/wayfinding.



POLHILL PARK

NRPA Classification: Mini Park (less than 1 acre)

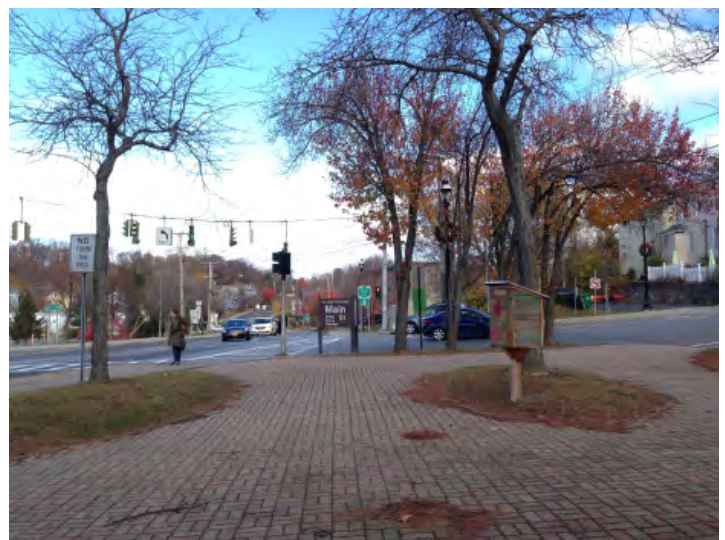
INVENTORY OF EXISTING CONDITIONS:

Visitor's Center (volunteer operated)
Benches, electrical outlets, lighting
Bus stop, wayfinding signage
Paved walking paths,
Tree (for Christmas lighting)
Pop-up community library

Pohill Park is a gathering place for parades, as well as a gateway to Main Street. It serves as a civic plaza, adjacent to the City Hall building and fire station. Programming includes the Sukkot event, lectures, candle-light vigils, and outdoor films in the park.

OPPORTUNITIES & PLANNED FACILITIES:

Redesign of pathways and landscaping, WiFi and charging stations, more seating, more public art installations.



PETE & TOSHI SEEGER RIVERFRONT PARK

NRPA Classification: Large Urban Park (11.5 acres)

INVENTORY OF EXISTING CONDITIONS:

- 3 basketball courts (1-full size/full court, 2-smaller/full court)
- 2 volleyball courts (sand)
- 1 play structure
- 2 swing sets
- 1 electrical outlet

Events include: pumpkin, strawberry, corn & beer festivals (hosting thousands of visitors), Riverpool & the Newburgh to Beacon swim event (in the summer months).

OPPORTUNITIES & PLANNED FACILITIES:

Repaving of existing basketball courts (potential top priority), bathrooms & more electrical outlets (second priority), provide better picnic facilities (tables, pavilion, bbq grills), replace play structures (including natural elements), add perimeter walkway and connectivity to Long Dock Park via a pedestrian path, install kayak boat launch on north side of site, and perhaps add a bandshell in the future.



MEMORIAL PARK

NRPA Classification: Large Urban Park (49.3 acres)

INVENTORY OF EXISTING CONDITIONS:

Football field with bleacher seating (used year-round), 1 full size baseball field, 2 little league fields, 3 full-size softball fields, 1 youth softball field, 1 seasonal soccer field, 2 basketball courts, 3 tennis courts (currently unusable), Beacon Barks (volunteer operated) dog park, pavilion, restrooms (recently upgraded), WeePlay Community Project tot park (community organization funded and operated).

OPPORTUNITIES & PLANNED FACILITIES:

New pavilions for gathering and shelter from weather,
New Parks Department and equipment storage building,
Top of hill plateau area could be used for group picnics (grills, tables, seating),
Paving/surfacing for parking areas (with improved drainage to prevent pooling),
WeePlay tots park redesign to include removing sand and adding more features and new surfacing,
Pop Warner Field is in poor condition and could benefit from a turf management expert to prolong the longevity of the grass condition throughout the sports seasons,
Addition of a perimeter path for walking and cycling.



HIDDENBROOKE

NRPA Classification: Natural Resource Area (approx. 103.3 acres)

INVENTORY OF EXISTING CONDITIONS:

In 2015, the City, in partnership with Dutchess County, purchased the 103.3 acre Hiddenbrooke property to permanently preserve the area as open space. To purchase the property, the City contributed \$1.1 million and the County contributed \$550,000 through its Partnership for Manageable Growth Open Space and Farmland Protection Matching Grant Program. Other funding included \$350,000 from the New York State Environmental Protection Fund and \$250,000 from the Archdiocese of New York.

OPPORTUNITIES & PLANNED FACILITIES:

The Hiddenbrooke property preserves natural lands and includes several open space fields, hiking/walking paths, and programmed activities such as nature education and herb gardening with volunteer groups which could be formalized and expanded upon. The majority of the Hiddenbrooke property is densely forested and includes swampland that inhibits access and the potential for further recreational uses, aside from passive activities such as bird and wildlife observation. Due to this limited public accessibility as well as other restrictions on the property, Hiddenbrooke has not been included in the Capital Project Estimates in Appendix B.



FLANNERY (GREEN STREET) PARK

NRPA Classification: Neighborhood Park (1.4 acres)

INVENTORY OF EXISTING CONDITIONS:

- Basketball court
- Playground
- Covered seating area with 3 bench/tables
- Ball game pole
- Hopscotch and paved area
- Recently upgraded bathrooms

OPPORTUNITIES & PLANNED FACILITIES:

Replace play structure, resurfacing of basketball court (priority), new use for currently underutilized paved area (e.g. pickleball), expand parking capacity (remove fence), construct perimeter path for walking/cycling, improve landscaping/trees, provide ADA accessibility.



MADAM BRETT PARK

NRPA Classification: Neighborhood Park (4.9 acres)

INVENTORY OF EXISTING CONDITIONS:

Located along Fishkill Creek, includes historic industrial/manufacturing building, Old Tironda bridge/South Avenue Bridge, waterfalls, bird watching, fishing.

OPPORTUNITIES & PLANNED FACILITIES:

Plans for residential development and reconstruction of Old Beacon Line bridge underpass to connect thoroughfare to NY-9D. Opportunities for improved lighting, seating, landscaping, adaptive reuse of previously industrial building on site for a variety of uses including recreation facilities and concessions that could continue to generate future revenue for the Parks. RFEI for Old Beacon Line rail-trail proposal could provide connectivity to surrounding parks and trail system.



Source: Hudson Valley Illustrated

Source: Scenic Hudson

MOUNT BEACON PARK

NRPA Classification: Natural Resource Area (164.3 acres)

INVENTORY OF EXISTING CONDITIONS:

One of the most popular parks in the City of Beacon, Mount Beacon Park is located on the eastern edge of the City and begins along the course of the historic Beacon Incline Railway, which was the world's steepest funicular in the early 20th century and one of the Hudson Valley's prime tourist attractions. The trail up is a steep but manageable climb, including a fire tower and observation platforms on the summit. The park is owned and operated by Scenic Hudson and New York State Parks Recreation and Historic Preservation.

OPPORTUNITIES & PLANNED FACILITIES:

Since the fire that destroyed the historic Beacon Incline Railway in 1983, the Beacon Incline Railway Restoration Society has been advocating toward it's restoration. There have also been proposals for a zip-line. The hiking trails could benefit from some maintenance, including measures to mitigate erosion and maintain the quality of the pathways. The fire tower and observation platforms could also be upgraded, although this may not be a priority at this time.



Source: Flickr.com

Source: mttombillygoat2.blogspot.com

LONG DOCK PARK

NRPA Classification: Large Urban Park (15 acres)

INVENTORY OF EXISTING CONDITIONS:

Long Dock once contained a rail ferry terminal, warehouses and other buildings. More recently, it was home to an oil terminal, salt-storage facility and junkyard. All traces of its industrial past have been removed to create a riverfront destination featuring a kayak pavilion and beach for launching boats, rehabilitated wetlands and meadows that attract wildlife. The park's restored, historic Red Barn, now Scenic Hudson's River Center, hosts arts and environmental-education activities and is home to the American Center for Folk Music. The Klara Sauer Trail connects Long Dock to Dennings Point State Park.

OPPORTUNITIES & PLANNED FACILITIES:

Scenic Hudson has plans to expand the park to include a plaza, boardwalk, walking path, seating pavilions and a new parking area. An area has also been designated for food trucks to operate on-site.



Source: getawaymavens.com

Source: judybmwinterphotography.com

UNIVERSITY SETTLEMENT CAMP

NRPA Classification: Large Urban Park (50 acres)

INVENTORY OF EXISTING CONDITIONS:

This property, a former longtime summer camp was purchased by the New York State Department of Parks, Recreation and Historic Preservation in 2008. Under a land lease agreement, the park is operated and maintained by the City of Beacon. The property includes a number of historic structures that originally served the camp, with amenities including:

Beacon Glades 18-hole frisbee disc golf course

Hudson River Sloop Clearwater, Inc. (environmental education & advocacy organization)

Public pool (11,000 visitors in summer 2016)

Theater building rented out for weddings and events

OPPORTUNITIES & PLANNED FACILITIES:

Upgrade pool as fully operational aquatics complex, including concessions, ping pong, bathroom/changing facilities, and ADA accessibility (top priority); improve theater building to allow continued hosting of events (second priority); renovate gym for summer camp programming space and rock climbing wall (third priority). Connect hiking trails to parks system. Cabins to be renovated later for potential rental opportunities.



DENNINGS POINT STATE PARK

NRPA Classification: Natural Resource Area (66 acres)

INVENTORY OF EXISTING CONDITIONS:

Dennings Point Park is owned by the New York State Department of Parks and Recreation, but operated by the Beacon Institute for Rivers and Estuaries, an extension of Clarkson University. The Fjord Trail for cycling and walking also connects to the park.

OPPORTUNITIES & PLANNED FACILITIES:

Dennings Point State Park includes walking and cycling trails as well as opportunities for fishing, eagle observation, and other passive recreation activities. The park is also connected to the Old Beacon Line (currently owned and operated by Metro-North Railroad) which has been proposed to be made into a rail-trail for active recreation opportunities, as well as a link between a number of currently existing parks. The Beacon Institute has also recently been awarded a grant from the New York State Regional Economic Development Council for \$500,000. These funds will be applied toward the Beacon Institute to transform part of an abandoned factory building into a multi-purpose public asset, including vehicle parking and a picnic pavilion. The shoreline adjacent to the pavilion will also be restored and stabilized. The industrial building's roof will be converted into a solar photovoltaic array. The park's shoreline trail will be upgraded and new interpretive signage will enhance the public's understanding of the park's wildlife habitats.



Source: Clarkson.edu



Source: BFJ Planning

HAMMOND FIELD

NRPA Classification: School Park (8.9 acres)

INVENTORY OF EXISTING CONDITIONS:

Hammond Field is owned by the City of Beacon, but operated by the Beacon City School District. The field includes a high school regulation size football field, with a perimeter track, stadium style bleachers, picnic benches and a digital welcome message board. There is also a structure for storage of maintenance equipment as well as a parking area on site.

OPPORTUNITIES & PLANNED FACILITIES:

The Pop Warner Field is currently in poor condition; the field could benefit from a turf management expert to prolong the longevity of the grass condition throughout the sports seasons.



BEACON HIGH SCHOOL

NRPA Classification: School Park (approx. 8 acres)

INVENTORY OF EXISTING CONDITIONS:

- 8 tennis courts
- 1 full-size baseball field
- 1 (smaller) softball field
- 2 full-size soccer fields

OPPORTUNITIES & PLANNED FACILITIES:

The Beacon High School fields are currently in good condition; however they could benefit from a turf management expert to prolong the longevity of the grass condition throughout the sports seasons.



Source: Facebook, Hammond Field/Football

BEACON CITY SCHOOLS

NRPA Classification: School Park (approx. 3 acres)

INVENTORY OF EXISTING CONDITIONS:

The Beacon City Schools parks and recreation facilities include:

- 1 full-size soccer field
- 1 smaller (practice) soccer field
- 2 field hockey fields

OPPORTUNITIES & PLANNED FACILITIES:

The Beacon City School fields are currently in fair condition; however the fields could benefit from a turf management expert to prolong the longevity of the grass condition throughout the sports seasons.



Source: Google Maps; streetview

FJORD TRAIL

NRPA Classification: Greenway (acreage TBD)

INVENTORY OF EXISTING CONDITIONS:

The Hudson Highlands Fjord Trail connects the Beacon and Cold Spring Metro-North stations, along with several parks and greenspaces. The Preliminary Draft Master Plan was completed in early 2015. The project study area contains many important and popular recreational and cultural destinations. RBA Group has been contracted by the City to complete the Master Plan including a feasibility study for costs and implementation.

OPPORTUNITIES & PLANNED FACILITIES:

The Preliminary Draft Master Plan outlines opportunities for improved signage and wayfinding, as well as trail maintenance, and areas for seating and passive recreation activities.

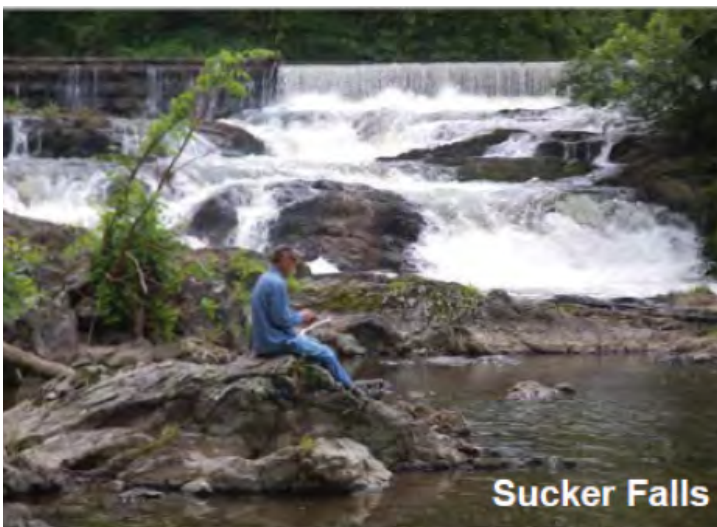


Source: HudsonFjordTrail.org

NRPA Classification: Greenway (1.58 acres)

Over the past year, the city of Beacon along with the Greenway Trail committee, has developed a master plan for the Fishkill Creek Greenway and Heritage Trail (FCGHT). Upon adoption, this plan would define and map out the path, trail heads, points-of-interest, and other details that would make the trail an iconic feature of Beacon. The FCGHT has been under development by the City of Beacon via a number of easements with permissions from private property owners. The maintenance responsibility for the various sections of the trail varies.

The Greenway Trail plans to continue it's expansion with the goal of connecting with other trails in the surrounding area to offer greater access for hiking and walking recreation opportunities. Currently the greenway is approximately 20-25% complete.



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Section 3: Population Trends

3.1 Demographic Analysis

In 1980, there were 12,937 residents in the City of Beacon. By 2010, the U.S. Census Bureau estimated that the City's population had climbed to 14,599 persons, a gain of 1,662 or 12.8 percent. Population projections prepared by Urbanomics using estimates from Esri predict that the population will reach 16,237 by 2025.

Table 2 shows the historic total population in the City from 1980 to 2015 and population projections from 2020 to 2025. From 1980 to 1990, Beacon saw minimal growth, increasing by just over one percentage point every five years. From 1990 to 2000, the population grew by 5.7 percent, just over half the nationwide growth rate over that period. Since 2010, recent Census estimates suggest that the City's population has declined somewhat. However, Esri population forecasts, based on Census, Postal Service and building permit data, predict a strong gain in population over the years from 2010 to 2020, with somewhat reduced growth from 2020 to 2025.

Table 2: Change in Population, 1990 to 2025

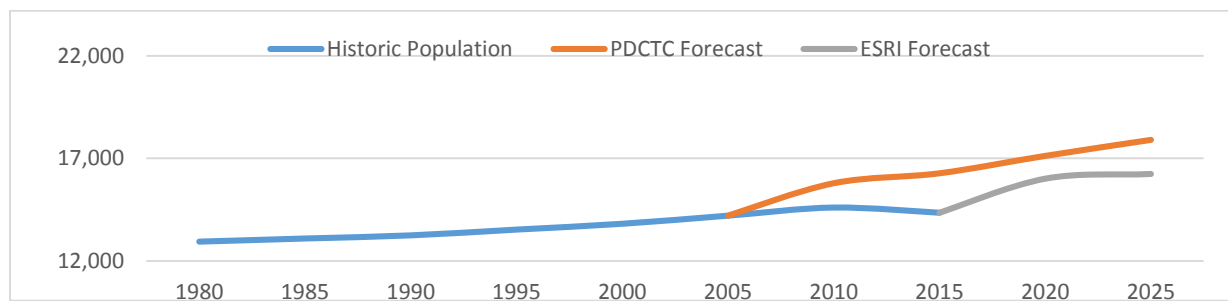
Year	Total	Percent
1980	12,937	NA
1985	13,090	+1.2%
1990	13,243	+1.2%
1995	13,526	+2.1%
2000	13,808	+2.1%
2005	14,204	+2.9%
2010	14,599	+2.8%
2015	14,347	-1.7%
2020	16,009	+2.5%
2025	16,237	+1.4%

Sources: U.S. Census Bureau, 1980-2010 Decennial Censuses, Annual Estimates of the Resident Population: April 1, 2010, to July 1, 2015; Poughkeepsie-Dutchess County Transportation Council, 2005-2025 Population Forecasts; Esri 2016-2021 Forecasts.

Note: Inter-year historic population for 1985, 1995 and 2005 and forecasted 2020-2025 population estimated by Urbanomics.

Population growth trends are further illustrated in Chart 1, including both historical and future population forecasts from Esri and the Poughkeepsie-Dutchess County Transportation Council (PDCTC). The PDCTC forecast was released in 2005 and based on growth trends prior to when the City saw a population decline.

Chart 1: Historic and Forecasted Population, City of Beacon, 1980-2025



Sources: U.S. Census Bureau; PDTC, 2005-2025 Population Forecasts; Esri 2016-21 Forecasts. Note: Inter-year historic population for 1985, 1995 and 2005 and forecasted 2015-2025 population estimated by Urbanomics.

3.2 Projects Approved and in the Pipeline

Beacon’s projected population growth is supported by the healthy development activity the City has been seeing. As shown in the table below, more than 640 residential units are under construction, have been approved or are currently in the approvals process. There is known developer interest in at least another 540 units. This continued residential growth will create additional demands on Beacon’s municipal services, including its recreational facilities.

Table 3: Beacon Residential Development Approved or in the Pipeline

Project Name/Location	# of Units/Type of Units	Status
Highland Meadows (11 Hastings Drive)	68 senior	Under construction
1 East Main Street	19 condos	Under construction
Beacon Theatre conversion	32 apartments	Under construction
The View (Beekman Street)	42 condos	Under construction
Lofts at Beacon Falls	68 apartments	Under construction
Webber III (9-11 Creek Drive)	46 apartments	Under construction
344 Main Street	24 apartments	Land use approvals
249 Main Street	28 apartments	Land use approvals
Hip Lofts (Mason Circle)	144 artist live/work	Under construction
248 Tioronda Avenue	100 apartments	Land use approvals
West End Lofts (Wolcott Avenue)	90 affordable/workforce	Before planning
AK Holding (25 Townsend Avenue)	12 single-family	Before planning

Source: City of Beacon, March 2017.

Section 4: Needs Analysis

This section assesses the adequacy of existing recreational facilities in Beacon. The City has experienced some growth over the last two decades, and, as described below, is expected to continue growing into the future. Beacon's population increase raises two key questions: 1) can the current recreational facilities in the City accommodate more use without straining capacity, and 2) will new facilities be needed to satisfy growth?

The NRPA has issued benchmarks for the type and quantity of recreational facilities and acreage to help address these questions. The standards focus on facility sizes and service areas. It is the opinion of the NRPA that "the number of acres for park and recreation land is based on what the citizens determine is best for themselves."

While the latest NRPA standards shift away from reliance on population-based acreage needs, standards published by the group in the 1980s are still useful in assessing Beacon's recreational needs. The Dutchess County Departments of Planning and Public Works have indicated that NRPA population-based standards are still used as guides at the county level. Thus, the earlier standards are appropriate in the context of this analysis.

4.1 Parkland Acreage

To determine the potential need for additional parkland, the population estimate for 2015 and the population projections through the year 2025 were reviewed in the context of the NRPA standard of persons per recreational space needed to meet current and future recreational demands. Table 4 summarizes the acreage of existing recreational facilities in the City. Table 5 illustrates parkland need based on the NRPA standard of providing 10 acres of parkland for every 1,000 residents of Beacon.

Table 4: Acreage of Existing Recreational Areas

Recreation Area	Acreage	Primary Type of Recreation
South Avenue Park	6.9	Active
Polhill Park	>1	Passive
Pete & Toshi Seeger Riverfront Park	11.5	Active
Memorial Park	49.3	Active
Flannery (Green Street) Park	1.4	Active
Hiddenbrooke	2.1 ¹	Passive
<i>City-Owned Subtotal</i>	<i>72.2</i>	
University Settlement Camp	50	Active
Madam Brett	4.9	Passive
Long Dock Park	15	Passive
Mount Beacon	164.3	Passive
Dennings Point State Park	66	Passive
Greenway Trail	1.58 ²	Passive
Total (including all facilities)	+373.98	

Source: Dutchess County Info Access (geoaccess.co.dutchess.ny.us/infoaccess/)

¹For purposes of this analysis, only the portion fronting Depuyster Avenue, which is available and known to be used by the public, is included.

²Based on 13,800 linear feet of trails complete or to be completed in 2017, at an average width of 5 feet.

Table 5: Parkland Acreage Needs

Year	Population	Recommended Parkland Acreage
2000	14,810	148
2005	14,204	142
2010	14,599	146
2015	14,347	144
2020	16,009	160
2025	16,237	162

Based on 10 acres/1,000 residents (NRPA)

The NRPA recommends a standard of 10 acres of parkland for every 1,000 residents. Based on the U.S. Census Bureau Population Estimate (July 1, 2015), the City of Beacon has a current population of 14,347, and therefore requires a minimum of 143.5 acres of parkland. This minimum acreage of parkland is not currently met by the City's Parks and Recreation properties totaling 72.2 acres.

While additional open spaces not owned by the City, such as the State-owned University Settlement Camp and Scenic Hudson's properties, do provide sufficient acreage to meet the NRPA standards, those properties are not under the City's control and serve a population beyond Beacon. Moreover, an initial assessment of the City's park inventory found that many City facilities are in disrepair and in need of upgrading, as discussed below.

4.2 Adequacy of Beacon Recreational Facilities

The NRPA has also recommended population-based standards for individual recreational facilities. The following table provides a list of existing recreational facilities within Beacon as compared with the NRPA Standards.

Table 6: Beacon Recreation Facility Needs

Recreation Facility	Standard*	Required Minimum**	Provided	Surplus/(Deficit)
Swimming Pool	2 per 20,000	1	1	0
Volleyball Courts	1 per 5,000	3	2	(1)
Baseball/Softball Fields	1 per 5,000	3	7	4
Tennis Courts	1 per 2,000	7	5	(2)
Playgrounds	1 per 1,000	14	7	(7)
Basketball	N/A	--	8	--
Soccer Fields	N/A	--	1	--

*NRPA

**Based on 2015 population estimate of 15,616

In addition to the municipal-owned facilities listed above, there are recreational facilities currently accessible to Beacon residents that are owned and operated by Scenic Hudson (not-for-profit organization) and the Beacon City School District, including: one baseball field, one softball field, eight tennis courts, and four soccer fields.

A review of Table 6 above indicates that Beacon is most notably deficient in the number of playgrounds and tennis courts. These facilities, however, may be supplied privately. Playground equipment is often provided by individual homeowners, while tennis courts may be found at private clubs or as part of a homeowners association. The standards outlined above should serve as guidelines in the planning and decision-making process. Beacon’s actual needs for these various types of recreational facilities may differ from the national standards based on local preferences.

4.3 Suggested Improvements to Beacon Recreation Facilities

Based on site visits and discussions with City staff and the Recreation Committee, the following section identifies potential improvements to Beacon’s existing recreation facilities to address deficiencies at each facility. The improvements are categorized as “wants” and “needs,” to assist in setting priorities, with cost estimates provided for the recommended program of improvements.

As shown in Table 6, the most significant potential projects identified are at University Settlement Camp and Riverfront Park. At University Settlement Camp, recommended “needs” improvements include upgrades to the pool and bath house facilities, as well as overall stabilization of buildings, demolition of some structures and utility improvements. “Wants” items include day camp improvements and several projects to enhance the usefulness of the facility. At Riverfront Park, priority projects include new basketball courts and parking lot, playground and path improvements. “Wants” include a kayak launch and creation of a performance stage.

Table 7 identifies a total of \$1.26 million of high-priority projects for Beacon’s recreation facilities, with another \$586,250 as lower-priority items, for a total of \$1.85 million in capital projects. More detailed information regarding the assessment and analysis for each individual park can be found in the Appendix.

Table 7: Summary of Proposed Capital Projects for Beacon Parks

Park	Needs	Wants	Total
Memorial Park	\$150,000	\$82,500	\$232,500
South Avenue Park	\$164,500	\$90,000	\$254,500
Riverfront Park	\$300,000	\$90,000	\$390,000
Flannery (Green Street) Park	\$88,000	\$33,750	\$121,750
University Settlement Camp	\$550,000	\$225,000	\$775,000
Polhill Park (Visitor Center)	\$10,000	\$65,000	\$75,000
Total Capital Budget	\$1,262,500	\$586,250	\$1,848,750

Source: RGR Landscape

4.4 Potential Acquisition of Open Space

As noted above, the total acreage of City of Beacon-owned recreational facilities does not meet the NRPA standard of 10 acres per 1,000 residents. Without additional City-owned lands designated for open space and/or recreation, Beacon will continue to be deficient with regard to this standard, and anticipated population growth can be anticipated to widen the gap. The City's draft (2017) Comprehensive Plan update recommends that, in addition to undertaking improvements to maximize utilization of its existing facilities, Beacon plan for its future recreational needs by studying potential new sites for active recreational facilities, and by prioritizing significant open space properties to be preserved through purchase of development rights or through direct acquisition of property.

This study does not make any recommendations as to acquisition of specific properties; however the City does have options it could pursue. The Draft Comprehensive Plan notes that approximately 13 percent of Beacon's total land area is presently vacant, with the majority consisting of land surrounding the Fairview Cemetery, a couple of lots south of City Hall, land south of DIA Beacon, land south of the closed landfill and next to a vacant industrial site, and the Craig House site in the southern part of the City. Much of the vacant land is adjacent to Fishkill Creek and could create opportunities for greenway connections. There are also scattered vacant sites in residential areas that could potentially provide neighborhood pocket parks or playgrounds. The City may also seek creation of publicly available open space as part of future development or redevelopment.

If the City were to acquire land for open space, it would need to pay fair market value for the property. To get a sense of potential land costs, Urbanomics assessed the asking prices of both residential and non-residential land for sale in Beacon, several nearby communities and Dutchess County as a whole, as summarized in the following table. As shown, the prices vary wildly, but Beacon could expect to pay at least \$100,000 an acre for vacant land, and potentially much more depending on the particular circumstances of the property.

Table 8: Average Asking Prices of Land for Sale: Beacon and Nearby Communities

Community	Average Asking Price for Residential Land		Average Asking Price for Non-Residential Land	
	Per SF	Per Acre	Per SF	Per Acre
Beacon	\$20.09 ¹	\$875,199 ¹	No land available	
Fishkill	\$0.27	\$11,810	\$11.31	\$492,664
East Fishkill	No land available		\$7.40	\$322,344
Hyde Park	\$0.61	\$26,634	\$2.30	\$100,188
Poughkeepsie	\$2.24	\$97,672	\$11.71	\$510,088
Wappinger Falls	\$1.50	\$65,419	\$2.63	\$114,563
Dutchess County	\$1.10	\$48,102	\$6.69	\$291,416

Source: Realtor.com for residential land, CoStar for non-residential land. Prices as of February 21, 2017.

¹An outlier property on Main Street in Beacon, with an asking price per square foot of \$100.44, is responsible for the high average residential land prices. Excluding this property, the average asking price for residential land in Beacon was \$4.02 per square foot, or \$175,205 per acre.

4.5 Recreation Fee

Currently, Beacon levies a Recreation Fee to new developments, based on a graduated scale depending on the type of development, as follows:

Table 9: City of Beacon Recreation Fees

Subdivision:	\$4,500/lot
Site Plan:	
	1 st -10 th unit: \$1,500/dwelling unit
	11 th – 25 th unit: \$1,250/dwelling unit
	26 th – 50 th unit: \$1,000/dwelling unit
	51 st + unit: \$750/dwelling unit

Source: City of Beacon Fee Schedule

NOTE: Section 223-25(H)(6) of the City Code provides that, if the land included in a site plan under review is a portion of a subdivision plat which has been reviewed and approved pursuant to Section 195-25 of the City Code, the Applicant shall be credited for any land set aside or money donated in lieu thereof.

Since 2012, the City has collected more than \$261,000 in recreation fees from new development projects, and spent nearly \$192,000 from collected recreation fees during the same time period. The table below reflects the Recreation Fee revenue generated and spent each year and tallied into a total sum amount.

Table 10: Recreation Fees Collected, 2012-2016

Year	Recreation Fees Collected	Spending from Recreation Fund
2012	\$52,773	\$30,549
2013	\$46,273	\$6,500
2014	\$93,250	\$12,500
2015	\$9,000	\$63,000
2016	\$60,250	\$79,278
Total	\$261,546	\$191,827

Source: City of Beacon

The following projects have been funded by recreation fees during the past five years:

- Memorial Park: New basketball courts, restroom remodel, shade structure installation, new BBQ grills and small pavilion installation.
- South Avenue Park: Basketball and tennis court restoration, playground installation, small pavilion installation.
- Green Street Park: Basketball court rehab, bathroom remodel.
- Riverfront Park: New swing sets, electrical upgrades, new BBQ grills, walking path replacement.

In order to assess the appropriateness of Beacon’s recreation fee, it is useful to look at comparable fees in adjacent and nearby communities. As shown in Table 11, below, the amount the City charges per lot for subdivisions is comparable to that of the other communities. However, Beacon is unusual in that it charges a graduated schedule for multifamily developments, with the fee decreasing as the overall size of the development increases. In essence, this structure penalizes smaller multifamily developments and offers a significant discount to larger projects. While this may serve to make larger projects more economically viable, the City may want to re-examine this fee structure if it seeks to promote infill development on smaller lots. Ultimately, this is a policy decision by the City Council.

Table 11: Recreation Fees in Other Municipalities

Municipality	Recreation Fee
Town of Fishkill	For subdivisions or site plans: \$5,000 per lot or d.u., or \$3,000 per lot or d.u. if approved on-site recreation area.
City of Newburgh	5 cents per square foot of subdivided land. Open space fee for site plans as determined by Planning Board.
Village of Wappingers Falls	\$5,000 per lot or site plan.
Village of Brewster	For subdivisions: \$2,500 per d.u. for 1 bedrooms, \$3,500 per d.u. for 2 bedrooms, \$5,000 per d.u. for 3 or more bedrooms.
City of Poughkeepsie	For subdivision/site plan: \$5,000 per single-family lot; \$1,250 per bedroom for two- or multifamily.
City of Peekskill	\$4,500 per d.u.

Source: Municipal codes for Town of Fishkill, City of Newburgh, Village of Wappingers Falls, Village of Brewster, City of Poughkeepsie and City of Peekskill.

Section 5: Recommendations

The above analysis indicates both the need and desire for improved and/or expanded recreational facilities within Beacon. The City's total open space and recreational acreage does not meet the NRPA standards based on Beacon's population, and both demographic projections and projects under construction and/or approved illustrate a continued increase in population well into the near future that will generate demand for additional recreational facilities. Meanwhile, many of the City's facilities are in disrepair and in need of more than \$1 million in high-priority capital improvements that are beyond the scope of Beacon's annual budgets. These improvements can be funded, in part, by recreation fees on new development projects.

There is clearly both a need for the recreation fee and evidence that it serves as an important element of Beacon's capital budgeting process and planning for recreational improvements, particularly if the City pursues future land acquisition.

While the need for the recreation fee is clear, the City should consider whether improvements can be made to the amount and administration of the fee, to ensure both effectiveness and equity. This report offers the following recommendations for Beacon's recreation fees:

- A. For privately owned properties that are providing the City with a land easement for the purposes of a continuous Greenway trail for recreation uses, the recreation fee should be waived.
- B. The recreation fee applied to new developments including residential units could be revised to more accurately reflect the projected incoming residents' impact on parks and recreational facility usage. Other than providing for a specific fee for single-family dwellings, the current fee structure makes no distinction between type of residence (i.e. townhome vs. multifamily apartment). Recognizing that multifamily developments typically have smaller household sizes and generate fewer school children, per unit, than single-family or townhome developments, the following revised fee schedule is proposed, with the amounts based on Beacon's existing fees:
 - \$4,500 per lot for a single-family subdivision (same as existing)
 - \$1,500 per unit for a townhome development
 - \$1,000 per unit for a multifamily development

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Appendix A: NRPA Parkland Classification and Standards

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Recreation Size and Occupancy Standards

What Are NRPA Park Types and Acreage Standards?

The National Recreation and Park Association (NRPA) is a national, non-profit service organization dedicated to advancing parks, recreation and environmental efforts that enhance the quality of life for all people. NRPA works closely with national, state and local recreation and park agencies, corporations and citizens' groups in carrying out its objectives. As part of its activities, NRPA has created a hierarchy of park types, as well as a set of acreage standards for different park types. This information is shown in Table PR.1.

Table PR.1: NRPA Parkland Classification and Standards				
Type	Service Area	Desirable Size	Acres/1000 Residents	Desirable Site Characteristics and Facilities
Neighborhood Parks	¼ to ½ Mile	5-15 Acres	1 to 2 Acres	Serve the surrounding neighborhoods with open space and facilities such as basketball courts, children's play equipment and picnic tables
Community Parks	1-2 Miles	25+ Acres	5 to 8 Acres	May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods
Regional Parks	Several Communities	200+ Acres	5 to 10 Acres	Contiguous with or encompassing natural resources
Special Use Areas	No Applicable Standards	Variable Depending on use	Variable A	Area for specialized or single purpose recreation activities such as campgrounds, golf courses etc.

Occupancy Standards

Facility	Persons/HA at any one time	Daily turnover rate	Persons/HA per day	Persons/Acre per day
Dense picnic site	200—300 1	.5—2	300—600	120—240
Lightly USED picnic site	40—100 1	.5—2	60—200	25—80
Playing fields	50—100 2	—3	100—300	40—120
Urban parks	150—200 3	—4	450—800	180—320

Appendix B: Parks Inventory & Capital Project Estimates

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South Avenue Park

Neighborhood Park

	Excellent	Good	Fair	Poor	Comments
ADA Parking		X			Not Striped
ADA Accessible Route		X			
ADA Bathroom					No Public Bathroom; Rec Office open M-F 9-3
ADA Playground		X			Accessible Route to Playground planned for construction this year.
ADA Pool					N/A
ADA Fishing					N/A
Pavement					
Fencing		X	X		
Retaining Walls					Wood Retaining Walls at Tennis and Basketball Courts do not have a long life. Will deteriorate / start to fail in 1-5 years.
Lawn			X	X	
Trees			X		
Gardens			X		
Basketball Hoop / Courts	X				Recently repaved
Tennis Posts/Nets/Courts	X				
Play Equipment	X				Playground for older children under construction; Playground planned for younger children
Play Safety Surface	X				
Parking Lot		X			
Bicycle Rack					
Buildings					Recreation Office Building serves a number of purposes. Layout of Building and Entrances could better accommodate organizations and uses. For example there is no dedicated public bathroom and no dedicated entry to Fitness Center.
Shelters	X				N/A
Pool					Planned for Construction
Swings					
Pond					N/A

Program of Activities

<i>Organized</i>	Gardening	Basketball	Tai-chi (Rec Center)	
<i>Less Formal</i>	Tennis	Sledding	Picnicking	
<i>Community Events</i>	Puppet Show	Music Concert		
<i>Opportunities</i>	Fitness Trail	Skate Park	Stage	Bicycling

(Horseshoe and Painted Game Area out of Date)

Capital Projects	Needs	Wants	Total
Playground (5-8)	\$ 30,000		\$ 30,000
Court Fencing	\$ 60,000		\$ 60,000
Retaining Walls	\$ 22,000		\$ 22,000
Fitness Trail		\$ 45,000	\$ 45,000
Stage		\$ 20,000	\$ 20,000
Skate Park		\$ 25,000	\$ 25,000
Rec Center Building			
Improvements	\$ 50,000		\$ 50,000
Bicycle Parking	\$ 2,500		\$ 2,500
Capital Budget	\$ 164,500	\$ 90,000	\$ 254,500

Visitor Center (Polhill Park)

	Excellent	Good	Fair	< 1 acre Poor	Mini-Park Comments
ADA Parking		X			
ADA Accessible Route		X			N/A
ADA Bathroom					N/A
ADA Playground					N/A
ADA Pool					N/A
ADA Fishing					N/A
Pavement		X			
Fencing					N/A
Retaining Walls					N/A
Lawn		X			
Trees		X			N/A
Gardens					N/A
Basketball Hoop					N/A
Tennis Posts/Nets					N/A
Play Equipment					N/A
Play Safety Surface					N/A
Parking Lot		X			
Bicycle Rack					N/A (Desirable)
Buildings	X				
Shelters		X			Bus Shelter (Location in Plaza is not optimal.)
Pool					N/A
Swings					N/A
Pond					N/A

Program of Activities

<i>Organized</i>	Visitor Center	Parades	Holiday Events	Music	Plays
<i>Less Formal</i>	Sitting	Walking	Orientation	Bus Stop	
<i>Opportunities</i>	Artists Garden	Sculpture Garden			

<i>Community Events</i>	Parade Departure (Numerous Events)	Holiday Tree Lighting	Sukkot	Performances	Gardening
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Capital Projects	Needs	Wants	Total
Repave Plaza		\$ 50,000	\$ 50,000
New Benches / Seating	\$ 10,000	\$	\$ 10,000
New Plantings		\$ 5,000	\$ 5,000
Artists Garden		\$ 5,000	\$ 5,000
Relocate Bus Shelter		\$ 2,500	\$ 2,500
Bicycle Parking		\$ 2,500	\$ 2,500
Capital Budget	\$ 10,000	\$ 65,000	\$ 75,000

Riverfront Park

Large Urban Park

	Excellent	Good	Fair	Poor	Comments
ADA Parking		X			Need for more Parking
ADA Accessible Route			X		Most paths are compacted gravel - not optimal for wheelchair use
ADA Bathroom					No restroom facility available even though park is large and isolated. Connection to a sanitary sewer Line is a major impediment to building a facility.
ADA Playground			X		Safety Surface of loose wood chips is not compacted - unsuitable for wheelchair use
ADA Pool					N/A except for when "River Pool" is in operation
ADA Fishing			X		No easily accessible route to shore for wheelchair users
Pavement			X		
Fencing			X		
Retaining Walls			X		N/A
Lawn					
Trees		X			
Gardens					N/A
Basketball Hoop				X	Courts and Fencing require reconstruction
Tennis Posts/Nets					N/A
Play Equipment			X		Dated
Play Safety Surface			X		Wood chips depleted and loose
Parking Lot			X		Insufficient # of Spaces
Bicycle Rack					N/A
Buildings					
Shelters			X		Need for more Shelters. (Shelters can provide revenue.)
Pool					N/A
Swings		X			Wood chips depleted and loose
Pond					N/A

Program of Activities

<i>Organized</i>	Ferry Landing	Basketball	River Pool	Concessions	
<i>Less Formal</i>	Tennis	Sledding	Picnicking	River Pool	(Horseshoe and Painted Game Area out of Date)
<i>Opportunities</i>	Fitness Trail	Kayaking	Stage	Water Access	Additional Parking Additional Shelters
<i>Community Events</i>	Farmer's Market	Festivals (Three per Year)			

Capital Projects	Needs	Wants	Total
Basketball Courts	\$ 150,000		\$ 150,000
Playground	\$ 75,000		\$ 75,000
Kayak Launch		\$ 25,000	\$ 25,000
Parking	\$ 50,000		\$ 50,000
Path Improvements	\$ 25,000		\$ 25,000
Shelter		\$ 40,000	\$ 40,000
Stage		\$ 25,000	\$ 25,000
Capital Budget	\$ 300,000	\$ 90,000	\$ 390,000

Memorial Park

Large Urban Park

	Excellent	Good	Fair	Poor	Comments
ADA Parking		X			
ADA Accessible Route		X			
ADA Bathroom		X			
ADA Playground		X			
ADA Pool					N/A
ADA Fishing					N/A
Pavement		X			
Fencing			X		
Retaining Walls					N/A
Lawn / Play Fields		X			
Trees		X			
Gardens		X			
Basketball Hoop					N/A opportunity to reuse site of Tennis Courts
Tennis Posts/Nets				X	Courts available nearby at High School
Play Equipment		X			
Play Safety Surface		X			Tot Play Area: sand conflicts with artificial turf
Parking Lot					
Bicycle Rack					N/A
Buildings					Maintenance Building needs reconstruction; need for a community meeting room for volunteer organizations
Shelters		X		X	Constructing a New Shelter
Pool					N/A
Swings		X			Available only at Tot Play Area
Pond					N/A
Lighting			X		Inadequate for planned activities

Program of Activities

Organized	Little League	Pop Warner	Softball	Soccer	Wee Play	Concessions
Less Formal	Dog Run	Sledding	Picnicking	Walking	Bicycling	
Community Events	Easter Egg Hunt					
Opportunities	Woodland Trail	Woodland Playground Run	Parking for Dog	Basketball	Maintenance Building and Community Meeting Room	

Capital Projects	Needs	Wants	Total
Maintenance Building / Meeting Room	\$ 75,000		\$ 75,000
Sport Field Lighting		\$ 50,000	\$ 50,000
Woodland Playground		\$ 25,000	\$ 25,000
Woodland Trail		\$ 5,000	\$ 5,000
Parking at Dog Run	\$ 10,000		\$ 10,000
Basketball Court	\$ 50,000		\$ 50,000
Sport Field Improvements	\$ 10,000		\$ 10,000
Bicycle Parking		\$ 2,500	\$ 2,500
Tot Playground Improvements	\$ 5,000		\$ 5,000
Capital Budget	\$ 150,000	\$ 82,500	\$ 232,500

Flannery (Green Street) Park

Neighborhood Park

	Excellent	Good	Fair	Poor	Comments
ADA Parking					No Parking Available. Need for up to 10 spaces. Opportunity for spaces off Union Street.
ADA Accessible Route			X		No paved paths to activity areas
ADA Bathroom		X			
ADA Playground			X		Playground out of date. Likely not ADA compliant
ADA Pool					N/A
ADA Fishing					N/A
Pavement		X			
Fencing			X		Fenced on two sides. Extent of fencing may be reduced to only edge along Prospect Street
Retaining Walls			X		Wood Retaining Wall along Prospect Street
Lawn		X			
Trees			X		Need for more Shade Trees; large tree recently lost.
Gardens					N/A opportunity for gardens
Basketball Hoop		X			N/A
Tennis Posts/Nets					N/A
Play Equipment			X		Dated
Play Safety Surface			X		Sand surface
Parking Lot					No Parking other than streetside parking available
Bicycle Rack			X		
Buildings			X		
Shelters		X			Place for Private Parties and Community Gatherings
Pool					N/A
Swings	X				New swings
Pond					N/A

Program of Activities					
<i>Organized</i>	Basketball	Private Parties	Picnicking	Shelter	Ball Toss
<i>Less Formal</i>	Playground	Swings	Repurpose		(Painted Game Area out of Date)
<i>Community Events</i>	Fitness Trail	Stage	Painted Game Area		Parking

Capital Projects	Needs	Wants	Total
Parking 10 Spaces	\$ 20,000		\$ 20,000
New Fence - Prospect St.	\$ 8,000		\$ 8,000
Retaining Wall - Prospect	\$ 10,000		\$ 10,000
Playground	\$ 50,000		\$ 50,000
Paths & Fitness Trail		\$ 30,000	\$ 30,000
Shade Trees		\$ 3,750	\$ 3,750
Capital Budget	\$ 88,000	\$ 33,750	\$ 121,750

University Settlement Camp

Large Urban Park

	Excellent	Good	Fair	Poor	Comments
ADA Parking			X		
ADA Accessible Route			X		
ADA Bathroom				X	Bathroom not ADA compliant
ADA Playground					N/A
ADA Pool			X		needs steps to be compliant
ADA Fishing					N/A
Pavement		X			
Fencing			X		Fence Enclosure at Pool could be reconfigured
Retaining Walls			X		
Lawn		X			
Trees		X			
Gardens		X			Community Garden
Basketball Hoop					N/A except for at indoor gym in building that needs repair
Tennis Posts/Nets					
Play Equipment					
Play Safety Surface					
Bicycle Rack					
Parking Lot					
Bicycle Rack					
Buildings		X	X	X	Various condition - most need repair and/or evaluation
Shelters					N/A
Pool		X	X		Facility may be too small and dated for demand / potential
Swings					N/A
Pond					N/A

Program of Activities

Organized Less Formal	Swimming Pool Hiking Trails	Frisbee Golf Swings	Community Garden Picnicking	Shelter	Event Facility at Theatre (Weddings, Parties, Concerts, etc.) Ball Toss (Painted Game Area out of Date) Numerous Buildings to repurpose; others that require removal. A Comprehensive Plan is desirable.
Opportunities Community Events	Climbing Gym	Stage	Day Camp	Art Room	

Capital Projects	Needs	Wants	Total
Pool Upgrade	\$ 150,000		\$ 150,000
Bath House	\$ 125,000		\$ 125,000
Concession		\$ 50,000	\$ 50,000
Climbing Gym		\$ 25,000	\$ 25,000
Art Room		\$ 50,000	\$ 50,000
Day Camp Improvements		\$ 100,000	\$ 100,000
Building Stabilizations	\$ 150,000		\$ 150,000
Building Demolitions	\$ 50,000		\$ 50,000
Utility Improvements	\$ 75,000		\$ 75,000
Capital Budget	\$ 550,000	\$ 225,000	\$ 775,000

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City of Beacon City Council Agenda
09/13/2021

Title:

Hiring and Promoting City of Beacon Employees

ATTACHMENTS

[City of Beacon Charter: Powers and Duties of Mayor](#)

Sec. 3.00. Powers and duties of Mayor.

- A. **The Mayor shall appoint, subject to Council approval, all city employees, department heads and administrative officers provided for by this Charter, created by the Council, authorized or approved by the Council or required by State Law.**
- B. The Mayor shall have the power to remove, suspend or terminate any and/or all city employees, department heads, and/or administrative officers where and when the Mayor deems it necessary, except as otherwise provided for by this Charter or personnel rules adopted pursuant to this Charter and/or state law.
- C. The Mayor may authorize any administrative officer who is subject to the Mayor's authority and supervision to exercise any of the Mayor's powers with respect to subordinates in that officer's department, office or agency.
- D. The Mayor shall direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this Charter or by law.
- E. The Mayor shall see that all laws, provisions of this Charter and acts of the Council subject to enforcement by the Mayor or by officers or subject to the Mayor's direction and supervision are faithfully executed.
- F. The Mayor shall direct the City Administrator to prepare the budget and submit the annual budget and capital program to the Council.
- G. The Mayor shall submit to the Council and make available to the public by May 1 each year a complete written report on the finances and administrative activities of the city as of the end of the prior year.
- H. The Mayor shall make such other reports as the Council may require concerning the operations of city departments, officers and agencies subject to the Mayor's direction and supervision.
- I. The Mayor shall keep the Council fully advised as to the financial condition and future needs of the city and make recommendations to the Council concerning the affairs of the city.
- J. The Mayor shall perform such other duties as are specified in this Charter or may be required by the Council.
- K. The Mayor shall sign contracts when authorized and approved by the Council.
- L. The Mayor, as the chief executive officer of the city government, shall represent the city at functions which require official representation.
- M. The Mayor shall notify the City Council of the expiration dates of all appointed positions that are subject to this provision, at least sixty (60) days prior to said expiration date. The Mayor shall also post a notice on the City website and publicly announce all such expiration dates at the same time as Council notification. Resignations shall be announced at the first Council meeting following the receipt of said notice of resignation by the Mayor.

- N. Nominations and applications for such positions shall be accepted from both the Council and the public for a two-week period following said notification. Applications received by the Mayor prior to the notification set forth above shall also be considered for these positions.
- O. Proposed appointments by the Mayor will not be added to the agenda between the adjournment of a workshop session and the commencement of the following City Council meeting.

City of Beacon City Council Agenda
09/13/2021

Title:

Proposed Amendment to 2021 City Council Meeting Schedule

ATTACHMENTS

[2021 City Council Meeting Schedule](#)

[Proposed Amendment to 2021 City Council Meeting Schedule](#)

City Council Meeting Dates – 2021

Held 1st and 3rd Monday of every month – except when holiday falls on Monday, then deferred to Tuesday Public comment session begins at 7:00 p.m., meeting follows immediately thereafter

Municipal Center Courtroom (unless otherwise noted)

Monday, January 4, 2021

Tuesday, January 19, 2021 *(due to Martin Luther King Jr. holiday)*

Monday, February 1, 2021

Tuesday, February 16, 2021 *(due to President's Day – Washington's Birthday)*

Monday, March 1, 2021

Monday, March 15, 2021

Monday, April 5, 2021

Monday, April 19, 2021

Monday, May 3, 2021

Monday, May 17, 2021

Monday, June 7, 2021

Monday, June 21, 2021

Tuesday, July 6, 2021 *(due to Fourth of July Holiday)*

Monday, July 19, 2021

Monday, August 2, 2021

Monday, August 16, 2021

Tuesday, September 7, 2021 *(due to Labor Day holiday)*

Monday, September 20, 2021

Monday, October 4, 2021

Monday, October 18, 2021

Monday, November 1, 2021

Monday, November 15, 2021

Monday, December 6, 2021

Monday, December 20, 2021

Council Workshop Meeting Dates – 2021

Held 2nd & last Monday of every month – except when holiday falls on Monday; then deferred to Tuesday.

Municipal Center Courtroom, 7:00 pm

Monday, January 11, 2021

Monday, January 25, 2021

Monday, February 8, 2021

Monday, February 22, 2021

Monday, March 8, 2021

Monday, March 29, 2021

Monday, April 12, 2021

Monday, April 26, 2021

Monday, May 10, 2021

Monday, May 24, 2021

Monday, June 14, 2021

Monday, June 28, 2021

Monday, July 12, 2021

Monday, July 26, 2021

Monday, August 9, 2021

Monday, August 30, 2021

Monday, September 13, 2021

Monday, September 27, 2021

Tuesday, October 12, 2021 *(due to Columbus Day holiday)*

Monday, October 25, 2021

Monday, November 8, 2021

Monday, November 29, 2021

Monday, December 13, 2021

Proposed Amended to 2021 City Council Meeting Schedule

Date	Meeting
Monday, September 20	Council Meeting
Monday, October 4	Workshop and Council Meeting
Monday, October 18	Workshop and Council Meeting
Monday, November 1	Workshop and Council Meeting
Monday, November 15	Workshop and Council Meeting
Monday, December 6	Workshop and Council Meeting
Monday, December 20	Workshop and Council Meeting

City of Beacon City Council Agenda
09/13/2021

Title:

Community Facilities Grant Applications

ATTACHMENTS

[Memorandum from the City Administrator Regarding the Community Facilities Grant Applicants](#)



CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

To: Mayor Kyriacou and City Council
From: Chris White, City Administrator
Date: September 13, 2021
Re: Community Facilities Grant Program

The City of Beacon City Council authorized the creation of the Community Facilities Grant Program on August 2, 2021. In the intervening time, the City has received requests for six projects.

- | | |
|--|----------|
| • 474 – 476 Main Street | \$20,000 |
| • 500 – 504 Main Street | \$30,000 |
| • Howland Cultural Center | \$50,000 |
| • Beacon Historical Society | \$15,000 |
| • River Pool at Beacon, Inc. (Ineligible) | \$50,000 |
| • Fareground, Inc. (Ineligible) | \$ 5,000 |

I am offering the four eligible projects listed above for your consideration. The Dutchess County Department of Planning and Development has confirmed that the River Pool at Beacon, Inc. and Fareground, Inc. do not qualify for Urban Development Action Grant “UDAG” funding because they are not permanent facilities e.g. buildings.

**CITY OF BEACON
COMMUNITY FACILITIES GRANT PROGRAM GUIDELINES**

<u>Grant Amount:</u>	\$10,000-\$50,000 per Application
<u>Application Deadline:</u>	Rolling Application Process
<u>Eligibility:</u>	Non-profit organizations with facilities located in City of Beacon. Building owners on Main Street in the HDLO District
<u>Eligible Uses:</u>	Capital improvements to community facility structures that serve a public purpose and are open and available to the public for those purposes. Funding for construction only. Engineering, planning, and design are not eligible. Façade improvements for Main Street Businesses in HDLO list. Preferred uses include: • Façade improvements and capital improvements to historic structures (including on Main Street for HDLO properties) • ADA accessibility improvements (e.g., entrances, restrooms) • Upgrades that create or enhance public access or public use • Signage and interpretation
<u>Ineligible Facilities:</u>	Properties owned by New York State or public agencies Facilities restricted in use for a limited membership and not generally open to the public without membership or fee School District properties Non-profit housing facilities Facilities owned by religious or faith-based organizations, unless property or distinct part of property is dedicated primarily to a public benefit
<u>Application Process:</u>	Eligible applicants should send a letter of interest with a concise description of the proposed project, requested funding amount, anticipated public benefit, and primary contact with any plans, photos, and/or budgets. Projects with matching funds from other public and private grants will be given preference. All grant recipients must sign a statement of non-discrimination to be eligible for City funding. The City reserves the right to reject applications for any reason or to work with applicants to revise proposals to maximize public benefit. All applications are subject to City Council approval Requests should be sent to: cwhite@beaconny.gov

Date: September 10, 2021

To: Christopher White, City Administrator
From: Ken and Maria Straus
Re: City of Beacon Community Facilities Grant Program

Christopher White, City Administrator
1 Municipal Plaza
Beacon, NY 12508

Dear Mr. White,

We are building owners on Main Street in the HDLO District. This letter of intent is our application to apply for funds from the City of Beacon Community Facilities Grant Program. We have two Historic Overlay buildings on Main Street that require capital façade improvements. Our buildings are:

- 500-504 Main Street
- 474-476 Main Street

We acquired these buildings in 2011 and 2012. Each year we have spent thousands of dollars in repairs and maintenance in our attempt to keep these historic structures intact. Now the buildings are both in need of new windows in order to maintain their structural integrity. Based on preliminary estimates and our own research, we are requesting the following funds to address this cost:

- \$30,000 for 500-504 Main Street
 - 4 story building
 - 44 Windows ranging in size (\$350 to \$500 per window plus (approx.) \$500 per installation)
 - Complete job is estimated at between \$30,000 and \$35,000.
- \$20,000 for 474-476 Main Street
 - 3 story building
 - 16 large windows all 3' x 6' which is a custom size. (\$1000 per window and (approx.) \$500 per installation)
 - Complete job is estimated at \$24,000.

If this proposal is in keeping with the guidelines of the city council, we would be happy to work with the city to provide exact details and estimates. We understand that our preliminary costs may need to be adjusted and we would work with the city in order provide whatever additional specifics are necessary.

Thank you for your consideration,

Ken Straus *Maria Straus*

Ken and Maria Straus
6 Slocum Rd.
Beacon, NY 12508

cc. Lee Kyriacou, Mayor and City Council

cwhite@beaconny.gov
mayor@beaconny.gov
cityofbeacon@beaconny.gov







The Howland Cultural Center

477 Main Street • Beacon, New York 12508

(845) 831-4988

information@howlandculturalcenter.org

www.howlandculturalcenter.org

www.facebook.com/howlandcenterbeacon

August 2, 2021

Dear Mr. White, Mayor Kyriacou and members of the City Council,

This is in response to the City of Beacon's offer of financial assistance under the Community Facilities Grant program, from which we request \$50,000.

The Howland Cultural Center is a nonprofit organization owning a facility known by that name and located in the city at 477 Main Street. We are presently launching a major project to restore and rehabilitate this 1872 structure, built as the Howland Circulating Library and listed in 1973 on the National Register of Historic Places.

We own a community facility structure that has, for 41 years under our hand, served the public purposes of presenting art and cultural events in the visual and performing arts as well as making our spaces available for other community uses.

We will soon observe the 150th anniversary of the dedication of this building, which was on Aug. 5, 1872. A big part of this observance will be a fund drive to continue the work. This project may extend over several years and will far exceed the cap you have placed on applications for the Community Facilities Program.

I have attached a letter from our architect, Jeff Wilkinson, R.A., who is consulting for us. It gives a sense of how the \$50,000 would fit into our program, focusing on the front portico.

We should note that we have received \$10,000 from the Preservation League of New York State to assist with a Building Conditions Survey that Mr. Wilkinson has launched. For this, we have also committed \$5,800 from funds we have previously raised. We are reviewing the potential use of other funds from past fundraising.

Should you require further details, please advise.

Thank you for creating this program, and for your consideration.

Sincerely yours,

Craig Wolf



JEFF WILKINSON, R.A.

13 CHAMBERS STREET

NEWBURGH, N.Y. 12550

E: INFO@JWRA.COM

T: 845.565.1835 W: JWRA.COM

2 August 2021

Re: Restoration of the Howland Cultural Center
Building Condition Report- Exterior Restoration
477 Main Street, Beacon, NY 12508
To: Mr. Craig Wolf, President and to Members,
Howland Cultural Center Building Committee

Dear Mr. Wolf,

I am so thrilled to be working on the restoration of the Howland Cultural Center and equally thrilled with the announcement of the Preserve New York Grant award for the Building Conditions Report. It is also great to hear that the City of Beacon has some funding available for community-based arts and cultural groups such as yours. While it may be a matter of weeks before we will get back detailed take-offs and written estimates from various trades such as carpentry, masonry and painting, I can say without hesitancy that easily the front façade alone could be budgeted in the 200-250k amount once all the various costs are tallied. I would like to point out the work will need to follow the National Park Service Guidelines for buildings listed on the National Historic Register. As such we will need to restore the original wood sash, match the original side wall slates as well as match the original historic masonry.

My sense is that the Howland Center should focus on using any available funding towards the restoration of the main entry portico. This is a significant area which needs immediate attention. Clearly the front wood columns and exterior timber framing are in dire need of restoration/repair. Added to this the other areas of weather damaged siding as well as the need to add the missing porch balustrade the 50K amount available would certainly be put to good use as well as serve as a wonderful way to begin the process towards restoring this historic gem in the heart of Beacon. Best of luck with approaching both the new City Administrator Chris White as well as Mayor Kyriacou and the members of the City Council.

Sincerely,

jw



BEACON HISTORICAL SOCIETY
61 Leonard Street, PO Box 89
Beacon, NY 12508

President – Diane Lapis
Vice President – Robin Lucas
Secretary - Diane Murphy
Treasurer - Mark Lucas
Trustee – Gary Barrack
Trustee – Lorraine Hartin-Gelardi
Trustee – Melissa Holland
Trustee – Anna Marcus
Trustee - Joanne Stanton
Trustee – Emily Murnane
Trustee – Denise VanBuren

Application for Community Facilities Grant Program- June 2021

General Description of our Organization - The Beacon Historical Society is a non-profit organization serving our community by preserving, procuring, and promoting the history of Beacon and its antecedent villages of Fishkill Landing and Matteawan. Our headquarters on 61 Leonard Street, Beacon NY include a library and research center, archival storage, gallery spaces for exhibitions and meetings, an administrative office, and a workroom for handling artifacts. Originally founded by a small group of concerned citizens in 1976, our robust programs and ever-growing collections precipitated our recent move to larger quarters in March 2021. Upgrades to this historic building c. 1840 include constructing an ADA accessible bathroom, painting, sanding floors, and installing signage. The cost of the move and permits to the City of Beacon was \$42,192; \$8,900 in donations and grants and \$3,773 of in-kind donations helped to offset expenses.

The Reason We Are Seeking Funding and Amount- We are seeking funding of \$15,000 to construct a permanent ramp at our new headquarters. In order to serve the public and meet the Americans with Disabilities Act, an ADA compliant ramp is required to enable safe access to our building for people with mobility issues, wheelchairs, walkers, and motorized scooters. The ramp will provide a smooth transition from the parking area into our main entrance. We are hoping to install the ramp in July and will employ East Mountain Associates, Inc., a construction firm from Beacon. The cost estimate for the ramp is \$15,600. Additional funding is being sought through a grant from the Stewart's Shop Foundation and donations from our community.

Our Programs, and Who and How Many We Serve - The Beacon Historical Society serves the residents and visitors of the city of Beacon, Dutchess County, and the greater Hudson River Valley. Former Beaconites and other interested parties from the greater NY region and across the country attend our events and digital programs. Pre-Covid, we served over 2,000 people a year. Throughout the pandemic and currently, our digital programs are enjoyed by upwards of 225 viewers each month. Our programs are free and open to the public and include in-person and digital lectures (eight times each year), children's programs (serving the Beacon City Schools and their afterschool programs, local private schools, and the Boy and Girl Scouts), exhibitions, and special events/fundraisers such as walking, ghost, and cemetery tours.

Our informative monthly newsletter delights our readers and is unlike any other historical society newsletter in the county. In addition, we collaborate with local and regional organizations to promote history, and we provide help to researchers across the city and the globe. We are a 100%

volunteer-run organization that includes individuals from the community ranging from 16-96 years old. We also welcome interns from Beacon High School, local colleges and universities. Our bylaws include a Non-Discrimination Policy (Article VI, Section 6.)

Contact Information –

Diane Lapis, President

Dlapis@beaconhistorical.org

www.beaconhistorical.org

(914) 391-4563

PO Box 89

Beacon NY 12508

Federal Tax ID: 14-1584680

Attachments include the estimate from East Mountain Associates, Inc., a schematic of the plan designed by Berg + Moss Architects, and photo of the building.



August 25, 2021

City of Beacon
Office Of the Mayor
Community Facilities Grant Program
One Municipal Plaza
Beacon, NY 12508

Re.: River Pool at Beacon

Dear Mayor Kyriacou,

As you know, River Pool at Beacon is an environmental organization whose goal is to provide people in the Hudson River Valley in and around Beacon, NY, with access to swimming in the Hudson River, specifically through the construction, maintenance, and management of a floating swimming pool. Since incorporating as a nonprofit organization, our goals also have included educating the public about the unique aspects of the Hudson River Estuary and encouraging community stewardship of the river. This project began with the construction of a 20-foot diameter wading pool prototype for use by the youngest children and by adults and has served the Beacon community for 15 summer seasons - far more than we ever imagined!

COMMUNITY FACILITY NEED:

Today we celebrate the progress that has been made towards a swimmable river and are requesting funds for capital improvements on our community facility - the rainbow river pool - through the Community Facilities Grant Program. We are seeking \$50,000 for capital improvements to our community facility that has served the public for over 15 years along the Beacon shorefront.

The 20-foot floating pool was originally proposed by folk music legend and River Pool cofounder Pete Seeger. The design of the partially submerged pool is environmentally sensitive with the Hudson River flowing through it. Nineteen final construction drawings prepared by architect Meta Brunzema were used for fabrication

and construction of the prototype pool starting in May 2006. This included twelve fiberglass pieces that formed the pool perimeter, two stainless steel handrails and the pool ladder for the entry platform, twelve stainless steel stanchions that secure the safety net around the pool, an aluminum gangway with fiberglass slats, and two aluminum gates. The vertical pickets were assembled in Beacon using stainless steel snaps, a dyneema strap, and a fiberglass tube. Small stainless steel parts and rubber sections were attached to the fiberglass pieces on August 1st that same year. Prior to installation, four helical anchors were installed, the cement pad for the gangway was poured, and the area around the cement pad was graded and planted with grass seed. During the first few years of operation, modifications, enhancements, and improvements to the designs were made to ensure the facility met safety and occupancy standards. A safe place for young children to swim, the pool also is a lesson in river stewardship, a means of inexpensive river access, and a model that can be adapted by other river communities around the country.

The objective of our current request is the re-fabrication, construction supervision, and re-installation of our rainbow pool by replacing much of the original prototype structure that has exhausted its lifespan. We will follow the plans and designs of the original prototype structure for construction including the modifications outlined and then implemented during the initial phase of the pool opening over 15 years ago and including subsequent design modifications required for ongoing operations. Overall, the pool re-construction will acknowledge earlier design flaws by skipping their processes and following newer construction design input we already follow. This pool will become the new version of the outdated prototype design. Considering that pool lasted over 15 years, we feel encouraged that updated construction of the pool seats, flotation mechanisms, floor netting, and other design features - both aesthetic and utilitarian - will be much improved for many years of use.

The floating swimming pool consists of protective netting that is open to the flow of the Hudson River. It has been partially submerged in the water, allowing River water to flow through. The design has fostered interaction of the bathers with the estuarine environment. From the shore of the park, ramps lead directly into the pool. The pool will continue to be 20-feet in diameter with a water depth ranging between 9 and 12 inches. The pool bottom, which is made of fine protective safety netting, is held in place by a structural perimeter tube. Much of this infrastructure remains intact and strong, thankfully. Flotation/seats line the perimeter of the pool for ease and safety of supervision. These elements need to be replaced and upgraded. The updated design will provide similar parameters and be expected to accommodate the same number of individuals in the designated spot the rainbow pool has occupied for the past 15 years, unless we gain access to another river spot south of the current location that is managed by Scenic Hudson. If we are able to access deeper water at another site, we will use plans we had drafted for a larger scale pool that could accommodate more individuals and provide greater swimming access. Remember, the initial pool was meant to be a

prototype of a larger scale facility. For the moment, however, we want to ensure that River Pool at Beacon continues to honor our origin and story by maintaining a structure in the water for the community to gain access to the river, as we outlined in our incorporating documents and our pledge to the Department of Environmental Conservation, as well as to the people of Beacon and the Hudson River communities.

PUBLIC BENEFIT:

There are many public benefits of the River Pool with specific objectives that link their relationship to the Estuary Action Plan implemented by the Pataki administration in New York State. The goals of Governor Pataki's Hudson River Estuary Action Plan included conservation of natural resources; promotion, usage, and enjoyment of the River and pollution cleanup. Our Mission Statement reads, "The River Pool at Beacon was created to provide a floating swimming pool along the banks of the Hudson River to: 1) educate the general public about the importance of continuing to preserve and clean the Hudson River; 2) promote swimming as a fun, healthful fitness activity in a natural environment; 3) provide access to the Hudson River via a facility inexpensive to the public; and 4) to demonstrate to other communities the viability of a floating pool by showcasing a successful prototype." We believe that by continuing to provide a safe swimming environment in the Hudson River, we will encourage community stewardship of the River, thereby giving people a strong motivation to keep it clean and beautiful.

The intent of our request is to make capital improvements up to and including replacement of the first pool we created over 15 years ago as a prototype for a larger pool and to continue providing public access to the River. By doing so we continue to fulfill our mission, stated above. The Beacon River Pool will remain open to the public and accessible free of charge or membership. It will continue to provide access to the River, especially to low-income families who have no access to swimming facilities on hot summer days. By virtue of being a beautiful, transparent structure located within the Hudson River, the pool also will serve the recreational needs of adults and seniors from the local community and tourists visiting Beacon. The pool will continue to be a recreational amenity and in-water "environmental classroom" for people of all ages.

Your support at this time will allow us to proceed with much needed improvements in a timely way. We are asking for funding to: refurbish fiberglass seating; install new custom-made, under-seat floatation pieces; install a new wave attenuation system and connectors; and restore hardware. See attached budget.

MATCHING SUPPORT:

We also would like to let you know that the 17th Annual Great Newburgh to Beacon Hudson River Swim took place on July 24, 2021, and raised over \$35,000. This popular fundraising event typically covers the costs of operations and maintenance each year, including the lifeguard and pool manager wages. As a result, we are able to operate

the pool without a user fee. This year the funds raised will serve as a match towards construction (and operation) costs for the upgraded facility. We also received a \$5,000 donation earlier in the year to put towards rainbow pool operations and upgrades, making our combined potential match \$40,000 (or more as we consider in-kind donations of time, construction expertise, and supplies.) And lastly, we are considering “seat sponsors” to help with the construction costs of the restructured pool.

We remain committed to providing safe public access to the Hudson River for swimming and wading and to promoting use, awareness, and stewardship of the river. Thank you for your consideration of this request.

Sincerely yours,

Alan Zollner

President

Attachments:

Photos of 2021 Pool installation; Photos of 2021 Pool River Extraction; Budget

River Pool at Beacon - Budget and Grant Request

Funding for major replacement of current pool:

Facility Needs	Total	Grant Request	RPB Match	Sponsorship or In-Kind Match
Buoyancy foam - \$4000 x 11 seats quoted replacement costs - 4 years at a average of 2% inflation per year = 8% added to our older quote	\$47,520	\$15,000	\$22,520	\$10,000
Fiberglass Fabrication 2 molds \$4,000 per seat estimate	\$47,520	\$35,000	\$6,260	\$6,260
Project Management	\$10,000	0	\$10,000	
Hardware	\$10,000	0	\$0	\$10,000

Community Facilities Grant Application: River Pool at Beacon Inc.

TOTAL COSTS	\$115,040	\$50,000	\$38,780	\$26,260
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Tax-deductible contributions may be addressed and made out to River Pool at Beacon, Inc:

501c3 No.: 20-1515620
Address: River Pool at Beacon, Inc
P.O. Box 173
Beacon, NY, 12508

\



September 1, 2021

Christopher White
City Administrator
City of Beacon
One Municipal Plaza
Suite One
Beacon, New York 12508

Dear Mr. White:

We are writing to request funds for the construction of five Tiny Food Pantries in Beacon through the City of Beacon's Community Facilities Program, to be built, managed, and maintained by Fareground, Inc.

Fareground, Inc. is a Beacon-based food justice organization founded in 2012 by a small group of women who felt concerned about food insecurity in the Hudson Valley. Our goal is to bridge the unnecessary gaps that exist in our community and increase food access for all. In addition to hosting free mobile marketplaces and conducting large distributions of food obtained from the Hudson Valley Food Bank, we attend to hunger in our community through our Tiny Food Pantries (TFP) and a Community Refrigerator.

We have built and placed Tiny Food Pantries (TFPs) around Beacon, Wappingers Falls, and Newburgh, thanks to the collaboration of several wonderful community members, organizations, and ongoing community support. Our TFPs offer non-perishable foods such as dry cereal, pasta, canned fish, meat, fruit, rice, beans, peanut butter, cartons of milk, condiments, and baby food, as well as men's and women's toiletries. Our TFPs also provide a gateway for community members to access helpful information to meet their mental health, housing, and Covid-related needs. These pantries are accessible 24/7 and are for anyone to "Take What They Need and Leave What They Can" (our slogan!). Food is purchased by or donated to Fareground, often in conjunction with Beacon businesses (i.e., We have a bin at Key Food for community members to donate food items).

Fareground's TFPs at the Beacon Rec Center, outside Binnacle Books on Main Street, and inside the Howland Public Library are high-utilization community resources. A rapid turnaround of products stocked at each of our TFPs takes place every day of every week, attesting to substantial food insecurity in Beacon, which is likely to remain a significant challenge for the foreseeable future.

We are seeking a grant of \$5,000 to expand our TFP program, allowing us to place new TFPs at the following locations:

1. Tompkins Terrace
Funding for this TFP will be matched by the Related Affordable Foundation.
2. Polhill Park
3. Davies South Terrace Apartments
4. A location accessible to students at Rombout Middle School and Beacon High School
5. A location accessible to students at Forrestal Elementary School

Costs associated with the construction of the four new TFPs include:

Wood, nails, plexiglass, hinges, roofing, payment for labor, and food.

We have attached the TFP blueprint from which our builders will work. Our aim is to involve community members in this project, under the supervision of carpentry professionals.

Beaconites can't thrive and contribute to the life of our city without access to proper nutrition. The five new TFPs this grant will enable to us to create will help nourish our community, encourage hands-on volunteerism, and achieve a measure of justice currently missing for far too many of those who call our unique city home.

We welcome the opportunity to discuss our proposal further.

Sincerely,

The Fareground, Inc. Board of Directors

City of Beacon City Council Agenda
09/13/2021

Title:

Personnel and Contract Negotiations

ATTACHMENTS