



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

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

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

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements (to be adjourned)

Reports: Mayor, City Council, and City Administrator

1. Proclamation of April 25, 2025 as Arbor Day
2. Proclamation Naming Ruth Danon as 2025 City of Beacon Poet Laureate

Local Laws and Resolutions

1. Resolution No. 43 - Awarding a Contract to PVS Minibulk for Hypochlorite for WWTP Effluent Disinfection
2. Resolution No. 44 - Adopting Local Law No. 3 of 2025 Amending the Zoning Map Concerning East Main Street

Approval of Minutes

1. April 7, 2025 Minutes

Public Comment - Second Opportunity

Announcement of Next Workshop: April 28, 2025 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
04/21/2025

Title:

Public Hearing for a Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements (to be adjourned)

ATTACHMENTS

City of Beacon City Council Agenda
04/21/2025

Title:

Proclamation of April 25, 2025 as Arbor Day

ATTACHMENTS

[Proclamation of April 25, 2025 as Arbor Day](#)



Proclamation

In Honor of Arbor Day, 2025

WHEREAS, the first Arbor Day was celebrated in Nebraska in 1872, when J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees and now has grown into thousands of celebrations in communities across our nation each year; and

WHEREAS, community partners, families and friends will be joined together at local Arbor Day ceremonies to recognize the benefits of trees and urban forests; and

WHEREAS, thousands of trees will be planted across our nation creating a lasting legacy for future generations; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees promote outdoor recreation which improves human health and well-being of adults and children, by encouraging more activity and a connection to the outdoors; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Lee Kyriacou, Mayor of the City of Beacon, New York, do hereby proclaim April 25, 2025 as Arbor Day in the City of Beacon, and I urge all citizens to celebrate Arbor Day and to support local efforts to protect our trees and woodlands.

Signature:  Date: 4/21/2025

Lee Kyriacou, Mayor

City of Beacon City Council Agenda
04/21/2025

Title:

Proclamation Naming Ruth Danon as 2025 City of Beacon Poet Laureate

ATTACHMENTS

[Proclamation Naming Ruth Danon as 2025 City of Beacon Poet Laureate](#)



Proclamation

NAMING RUTH DANON AS 2025 CITY OF BEACON POET LAUREATE

WHEREAS, beginning in 2013, the City of Beacon and Howland Public Library collaborated to create the City's Poet Laureate position, a two-year honor for poets who demonstrate exceptional originality, emotional impact, and technical skill, and who embody the 'Spirit of Beacon' in their work; and

WHEREAS, since its inception, Beacon's Poet Laureate was designed to help advocate for local poetry and poets, as well as to find new ways for the local community to connect with poetic and literary arts; and

WHEREAS, for the 2025 award, a seven-member committee evaluated the work of six poets who submitted application materials for consideration, ultimately selecting Ruth Danon as their recommendation for the role; and

WHEREAS, Ruth Danon has released four books of poetry, a chapbook, a book of literary criticism, and a memoir, and has been included in numerous poetry anthologies throughout her career; and

WHEREAS, Ruth Danon has shown a dedicated connection with poets and writers of the future through many years of teaching writing courses and workshops, as well as with the Hudson Valley community of artists by curating multiple literary events and festivals in Beacon and Newburgh.

NOW, THEREFORE, as Mayor, I hereby issue this proclamation naming Ruth Danon as the 2025-2026 City of Beacon Poet Laureate in honor and celebration of her extensive achievement in poetry and literary arts, as well as for her dedication to providing education and community access to the poetic arts throughout her career.

Signature:  Date: 4/21/2025
Lee Kyriacou
Mayor

City of Beacon City Council Agenda
04/21/2025

Title:

Resolution No. 43 - Awarding a Contract to PVS Minibulk for Hypochlorite for WWTP Effluent Disinfection

ATTACHMENTS

Resolution Awarding a Contract for Hypochlorite for WWTP Effluent Disinfection

City Engineer Memorandum Regarding Hypochlorite for WWTP Effluent Disinfection



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 43 OF 2025

**AWARDING A CONTRACT TO PVS MINIBULK, INC. FOR HYPOCHLORITE
FOR WWTP EFFLUENT DISINFECTION**

WHEREAS, the City of Beacon published an advertisement, pursuant to General Municipal Law § 103 and Chapter 53 of the Beacon City Code, seeking qualified contractors for COB Bid No. 2025-008, Supply and Delivery of Hypochlorite for Effluent Disinfection at the City of Beacon Wastewater Treatment Facility; and

WHEREAS, on April 10, 2025, five (5) sealed submissions were received and opened for said bid; and

WHEREAS, the City Engineer recommends awarding the Supply and Delivery of Hypochlorite for Effluent Disinfection at the City of Beacon Wastewater Treatment Facility to the lowest responsible bidder, PVS Minibulk Inc., which submitted a responsive and complete bid for said project, for a total base bid amount two dollars and twenty-one cents/gallon (\$2.21/gallon).

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby awards COB Bid No. 2025-008, Supply and Delivery of Hypochlorite for Effluent Disinfection at the City of Beacon Wastewater Treatment Facility to PVS Minibulk, Inc. in the amount of two dollars and twenty-one cents/gallon (\$2.21/gallon).

BE IT FURTHER RESOLVED, the City Administrator is hereby authorized to execute an agreement and any amendments with PVS Minibulk, Inc., subject to approval by the City Attorney as to form and substance, and to take all actions necessary to effectuate the intent of this Resolution and to cause compliance with the agreement awarded to PVS Minibulk, Inc.

Resolution No. 43 of 2025			Date: April 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



April 17, 2025

Mr. Christopher White
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

and

Mr. David Tavernier
Chief WWTP Operator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Hypochlorite Solution
3-Year Contract
City of Beacon
Award Recommendation

Dear Mr. White & Mr. Tavernier:

A total of five (5) bid proposals were submitted and opened on April 10, 2025, for a 3-year contract to ***Supply and Delivery of Hypochlorite Solution for Plant Effluent Disinfection at City of Beacon Wastewater Treatment Facility***. The five proposals were carefully reviewed for completeness. Upon review of the bid packages submitted, it was found that the bids submitted by Slack Chemical Co., Inc. and Surpass Chemical Co., Inc. had been altered to state their prices were only valid for 1-year. We also noticed that the bid packages submitted by JCI Jones Chemicals, Inc. and Slack Chemical Co., Inc. had amended the contract to state the minimum delivery amount required by each of them, which was higher than that as stated in the original bid. Based upon the above modifications to the bid proposals without official addenda being issued by the City of Beacon requesting such changes, the bids submitted by Slack Chemical Co., Inc.; Surpass Chemical Co., Inc.; and JCI Jones Chemicals, Inc. should be considered invalid and therefore rejected.

Based upon the above, the following tabulation shows the order from lowest bidder, the name of the bidder, and the unit contract amount, with the bids submitted by Slack Chemical, Surpass Chemical, and JCI Jones Chemicals not being included.

NAME OF BIDDER	3-YEAR UNIT CONTRACT AMOUNT
PVS Minibulk, Inc. Detroit, MI	\$2.21/gallon
Kuehne Chemical Co., Inc. Kearny, NJ	\$5.95/gallon

The lowest responsible bidder is PVS Minibulk, Inc. with a unit price of \$2.21 per gallon.

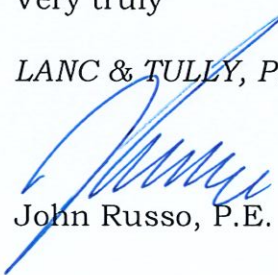
PVS Minibulk, Inc. has submitted information related to other facilities they provide delivery of hypochlorite solution, as well as providing a Statement of Bidders Qualifications and Non-Collusive Bidding Certification for the contract. In our opinion, PVS Minibulk, Inc. should be considered the lowest responsible bidder based upon the submitted information and Chapter 53 of the City Code.

It is our recommendation to the City Council to award the 3-year contract for the ***Supply and Delivery of Hypochlorite Solution for Plant Effluent Disinfection at City of Beacon Wastewater Treatment Facility*** to PVS Minibulk, Inc.

If you have any questions, or need any further information, please do not hesitate to contact our office.

Very truly

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Nick Ward-Willis, City Attorney

City of Beacon City Council Agenda
04/21/2025

Title:

Resolution No. 44 - Adopting Local Law No. 3 of 2025 Amending the Zoning Map Concerning East Main Street

ATTACHMENTS

Resolution Adopting Local Law No. 3 of 2025 Amending the Zoning Map Concerning East Main Street

Proposed Local Law Amending the Zoning Map Concerning East Main Street

City of Beacon Zoning Map

City of Beacon Schedule of Use Regulations

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Part 1 - Narrative

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Part 1

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Parts 2 & 3

Proposed Local Law Amending the Zoning Map Concerning East Main Street: SEAF Part 3 Attachment

Building Inspector Memorandum Regarding East Main Street Zoning Recommendation

City of Beacon Planning Board Memorandum Concerning a Proposed Local Law Amending the Zoning Map Concerning East Main Street

Dutchess County Planning Memorandum Concerning a Proposed Local Law Amending the Zoning Map Concerning East Main Street



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 44 OF 2025

**ADOPTING LOCAL LAW NO. 3 OF 2025 TO AMEND THE ZONING MAP
TO REZONE 1 EAST MAIN STREET FROM THE LI ZONING DISTRICT TO THE CMS
ZONING DISTRICT**

WHEREAS, pursuant to Resolution No. 2025-033, passed on March 3, 2025, the City of Beacon City Council set a public hearing for March 17, 2025 regarding a proposed Local Law to amend the City of Beacon Zoning Map concerning all parcels and common areas located at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on March 9, 2025; and

WHEREAS, on March 17, 2025, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law; and

WHEREAS, the proposed Local Law is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") as set forth in 6 NYCRR Part 617; and

WHEREAS, the City Council is the lead agency for SEQRA purposes as the adoption of local zoning laws are solely within City Council's purview; and

WHEREAS, on March 4, 2025, pursuant to City Zoning Code Section 223-66, the City Council referred the proposed Local Law to the City of Beacon Planning Board and the Dutchess County Planning Board for review and comment; and

WHEREAS, on March 7, 2025, the Dutchess County Planning Board determined that the proposed Local Law is a matter of local concern without comment; and

WHEREAS, on March 17, 2025, the City of Beacon Planning Board issued its memorandum with comments; and

WHEREAS, the City Council is familiar with the proposed Local Law and has reviewed the Short Environmental Assessment Forms Parts 1, 2, and 3, including the Part 1 Narrative and the Attachment to the Part 3 which sets forth the reasons for the determination adopted herein (collectively the "SEAF").

NOW THEREFORE, BE IT RESOLVED, the City Council has reviewed the proposed Local Law in accordance with SEQRA and after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF, and all other materials prepared and/or presented in connection with the proposed Local Law, hereby adopts the Negative Declaration for the proposed Local

Law finding that the proposed Local Law will not result in a significant adverse impact on the environment; and

BE IT FURTHER RESOLVED, the City Council hereby authorizes the City Administrator to sign the SEAF Part 3; and

BE IT FURTHER RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 3 of 2025 amending the Zoning Map of the City of Beacon to rezone all parcels, including common areas thereof, for the real property located at 1 East Main Street from the LI Zoning District to the CMS Zoning District.

Resolution No. 44 of 2025			Date: April 21, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL

CITY OF BEACON

**PROPOSED LOCAL LAW TO AMEND THE ZONING MAP OF THE CITY OF
BEACON CONCERNING EAST MAIN STREET**

A LOCAL LAW to amend
the zoning map of the City
of Beacon.

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

Section 1. The Zoning Map of the City of Beacon, established by Section 223-3 of the Beacon City Code entitled “Zoning Map,” is hereby amended to change the Zoning District designation of the following parcels, from the Light Industrial (“LI”) Zoning District to the Central Main Street (“CMS”) Zoning District:

City of Beacon Tax Parcel No.: 6054-38-140756, which is located at 1 East Main Street,
Retail 1;

City of Beacon Tax Parcel No.: 6054-38-139755, which is located at 1 East Main Street,
Retail 1A;

City of Beacon Tax Parcel No.: 6054-38-138753, which is located at 1 East Main Street,
Retail 2;

City of Beacon Tax Parcel No.: 6054-38-136748, which is located at 1 East Main Street,
Retail 3;

City of Beacon Tax Parcel No.: 6054-38-133744, which is located at 1 East Main Street,
Retail 4;

City of Beacon Tax Parcel No.: 6054-38-129739, which is located at 1 East Main Street,
Retail 5;

City of Beacon Tax Parcel No.: 6054-38-147733, which is located at 1 East Main Street, Unit
101;

City of Beacon Tax Parcel No.: 6054-38-141753, which is located at 1 East Main Street, Unit
201;

City of Beacon Tax Parcel No.: 6054-38-139731, which is located at 1 East Main Street, Unit
202;

City of Beacon Tax Parcel No.: 6054-38-140748, which is located at 1 East Main Street, Unit 203;

City of Beacon Tax Parcel No.: 6054-38-137733, which is located at 1 East Main Street, Unit 204;

City of Beacon Tax Parcel No.: 6054-38-139744, which is located at 1 East Main Street, Unit 205;

City of Beacon Tax Parcel No.: 6054-38-136736, which is located at 1 East Main Street, Unit 206;

City of Beacon Tax Parcel No.: 6054-38-137739, which is located at 1 East Main Street, Unit 207;

City of Beacon Tax Parcel No.: 6054-38-149752, which is located at 1 East Main Street, Unit 301;

City of Beacon Tax Parcel No.: 6054-38-142735, which is located at 1 East Main Street, Unit 302;

City of Beacon Tax Parcel No.: 6054-38-147748, which is located at 1 East Main Street, Unit 303;

City of Beacon Tax Parcel No.: 6054-38-144739, which is located at 1 East Main Street, Unit 304;

City of Beacon Tax Parcel No.: 6054-38-146745, which is located at 1 East Main Street, Unit 305;

City of Beacon Tax Parcel No.: 6054-38-145742, which is located at 1 East Main Street, Unit 306;

City of Beacon Tax Parcel No.: 6054-38-152750, which is located at 1 East Main Street, Unit 401;

City of Beacon Tax Parcel No.: 6054-38-145732, which is located at 1 East Main Street, Unit 402;

City of Beacon Tax Parcel No.: 6054-38-150744, which is located at 1 East Main Street, Unit 403;

City of Beacon Tax Parcel No.: 6054-38-146737, which is located at 1 East Main Street, Unit 404;

City of Beacon Tax Parcel No.: 6054-38-148741, which is located at 1 East Main Street, Unit 405;

- and -

All common areas of the aforementioned parcels, including, but not limited to, the parking lot thereto.

Section 2. Ratification, Readoption and Confirmation

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

Section 3. Numbering for Codification

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

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

Section 5. Effective Date

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

ZONING

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;¹ amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

¹ Editor’s Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

BEACON CODE

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale, warehouse storage or self-storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

Beacon – SEAF Part 1 Narrative

Proposed Local Law Concerning the City of Beacon Zoning Map

On February 24, 2025, the Beacon City Council discussed a proposed Zoning Map amendment recommended by the former Building Inspector. Specifically, the proposed local law would amend the City's Zoning Map to change the zoning designations of 25 parcels at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. Over the course of several years, 1 East Main Street has undergone substantial renovations which has resulted in residential units thereat being more akin to multifamily dwellings, which are permitted uses in the CMS Zoning District, than the artist/live work studios permitted in the LI Zoning District. Additionally, several businesses located at 1 East Main Street are now utilized in a manner similar to restaurants or coffee houses which is permitted in the CMS Zoning District as opposed to the LI Zoning District. The other retail/commercial uses present at 1 East Main Street would remain "use" compliant if the proposed local law is adopted. As such, the rezoning of the 25 parcels at 1 East Main Street is intended to bring the uses thereat into conformity with permitted uses by amending the Zoning District thereof from LI to CMS. Moreover, a majority of surrounding properties are currently within the CMS Zoning District.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Proposed Local Law to amend the zoning designations of certain parcels from LI to CMS.			
Project Location (describe, and attach a location map):			
25 parcels and common area(s) thereto located at 1 East Main Street, Beacon NY.			
Brief Description of Proposed Action:			
A proposed local law to amend the Zoning Map of the City of Beacon to bring several parcels into conformity with the zoning uses permitted thereat. Specifically, the proposed local law would amend the zoning designations of 25 parcels, and common area(s) thereto including the parking lot, at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. This proposed change is a result of the former Beacon Building Inspector's recommendation. Here, 18 of the 25 parcels at 1 East Main are used for residential dwelling purposes, which is not permitted in the LI Zoning District but is a permitted use in the CMS. Furthermore, some of the commercial uses at 1 East Main Street have transitioned into uses which are more akin to the restaurant or coffee house uses permitted in the CMS Zoning District. The other retail/commercial retails at 1 East Main Street would remain zoning compliant uses if the proposed local law is adopted.			
Name of Applicant or Sponsor:		Telephone: (845) 838-5000	
City Council of the City of Beacon		E-Mail: cityofbeacon@beaconny.gov	
Address:			
1 Municipal Plaza			
City/PO:		State:	Zip Code:
Beacon		NY	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	☐	☐	☐
	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	☐	☐	
	☐	☐	
	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	☐	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	☐	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	☐	☐	
	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	☐	☐	
	☐	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Beacon</u> Date: <u>March 11, 2025 (revised)</u>		
Signature: <u></u> Title: <u>City Attorney</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Beacon – SEAF Part 3 Attachment
Negative Declaration of Environmental Significance

Proposed Local Law to Amend 1 East Main Street to the CMS Zoning District

On March 3, 2025, the City Council of the City of Beacon formally introduced a local law to amend the zoning designation of all 25 parcels, including common areas, located at 1 East Main Street (the "Property") from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District (the "Proposed Action"). The Proposed Action was referred to the Dutchess County Planning Board which by letter dated March 7, 2025, determined the Proposed Action is a matter of local concern without comment. The Proposed Action was similarly referred to the City of Beacon Planning Board which issued its comment letter dated March 17, 2025. For the reasons set forth below, the Proposed Action will not result in a significant adverse environmental impact.

In response to comments raised by the City Planning Board, the City Planner and City Council determined that the CMS Zoning District remains the most appropriate Zoning District for the Property to be located within as compared to the current LI Zoning District or other zones. Concerns raised by the City Planning Board were largely related to whether the CMS Zoning District has sufficient setback requirements and whether the General Business (GB) Zoning District may be more appropriate than the CMS Zoning District. In the CMS Zoning District, the Planning Board may require setbacks of up to 10 feet, this requirement is in character with surrounding properties. Additionally, the subject Property currently has zero or minimal front yard setbacks (e.g., the frontage along East Main Street). The Property is also within the Historic District Landmark Overlay zone. Hence, any future development at the Property will be subject to the standards and regulations set forth under Chapter 134 of the Beacon City Code thereby preserving the nature and character of the neighborhood. Furthermore, the CMS Zoning District contains a 3-story maximum building height which would limit the height of any future developments at the Property and this height restriction is in conformance with surrounding properties. As the Property is within the City's downtown neighborhood, the residential density requirements of the CMS Zoning District are more appropriate than the density permitted in the GB Zoning District. The GB Zoning District also requires a minimum 15-foot front yard setback and a 20-foot side yard setback which may result in future development at the Property being out of character with surrounding properties. The GB Zoning District also allows several uses which would be inappropriate for the Property given its current uses as well as its location and proximity to Main Street. Moreover, the City's Comprehensive supports the Proposed Action (*see* Recommendations 2.1, 2.11, and 4.6; Figure 11-1; and Land Use Goal Section 2.0).

The Proposed Action does not create any adverse environmental impacts because the Proposed Action is a zoning map amendment and will not result in any direct or physical impacts to land. As detailed in the former Building Inspector's memorandum dated February 5, 2025, and the Narrative to the SEAF Part 1, the current uses and residences at the Property

are more suitable for the CMS Zoning District and CMS's uses are more appropriate for the neighborhood in which the property is located (i.e., within a close proximity to Main Street).

As such, the Proposed Action will not have a significant impact on the intensity of land use or environmental resources (e.g., natural areas, wetlands, streams, flora, fauna, etc.) because a zoning map amendment (i.e., the Proposed Action) alone does not impact the land. Additionally, there are no known new land uses or development proposed at Property. There will be no significant impacts on the historic or aesthetic resources, nor significant impacts on community character, traffic, flooding, erosion, and air or noise, because the Proposed Action will rezone the Property consistent with the surrounding neighborhood and properties. Finally, future development at the Property, if any, will be subject to applicable zoning and land use review and regulations in effect at that time and undergo project specific environmental review.

For these reasons, the reasons set forth in the SEAF Part 2, and the points discussed by the Council at its meetings concerning the Proposed Action, the Proposed Action will not have a significant adverse environmental impact.



CITY OF BEACON New York Building Department

*Bruce Flower
Building Inspector*

845-838-5020
Email: bflower@beaconny.gov

To: Christopher White, City Administrator

From: Bruce Flower, Building Inspector

Re E Main Street Zoning recommendation

Date: February 5, 2025

After reviewing the zoning regulations for the area around 1 East Main Street and talking to some of the owners of the retail units in 1 East Main Street, I recommend the City Council look into a possible change in zoning for a few parcels in this area. The parcels in question are 1 East Main Street (multiple grid numbers), 7 East Main Street (6054-38-132727) and Churchill Parking Lot (Grid # 6054-37-121715). Currently these parcels are located in the LI (Light Industrial) Zone, I would recommend to include these parcels into the adjacent CMS (Central Main Street) Zone for the following reasons.

1. Some of the businesses in the area have changed from their original use which are currently not allowed in the LI Zone. Some businesses have become more in line with the restaurant or coffeehouse uses which are allowed in the CMS Zone.
2. The majority of the properties surrounding these parcels are currently zoned CMS.
3. With the proposed conversion of the unused railroad tracks to an extension of the Dutchess County Rail Trail, the businesses along this path will become better connected to Main Street directly after the trail is completed. Currently the railway right of way is zoned CMS which directly borders Main Street in this area.
4. The conversions of the buildings in the area have been substantially renovated over the years. With the investments into these buildings the property owners will probably not convert the buildings back into the light industrial uses they were in the past.
5. The residential units within 1 East Main Street are more in line with multifamily dwellings as opposed to the artist live/work which are allowed.

Attached is a copy of the zoning use chart for CMS and LI and a marked up copy of the zoning map of the area described above.

Permitted Uses by District	Reference Notes	CMS	LI
Residential			
One-family detached dwelling		X	X
One-family attached/semidetached	Including townhouses	X	X
Two-family dwelling		X	X
Multifamily dwelling		P	X
Artist live/work space	Subject to § 223-14.2	P	P
Retail/Office/Service			
Retail, personal service, or bank		P	P
Office		P	P
Artist studio, art gallery/exhibit space		P	P
Funeral home		X	P
Commercial recreation, indoor		P	P
Auction gallery		X	P
Adult use	Subject to § 223-20.1	X	SP
Food/Lodging			
Restaurant or coffee house		P	X
Bar/brew pub/microbrewery/microdistillery		P	P
Food preparation business		SP	P
Short-term rental	Subject to § 223-26.5	P	P
Bed-and-breakfast	Subject to § 223-24.4	X	P
Inn		P	P
Hotel	Subject to § 223-14.1	P	P
Social/Community			
Spa/fitness center/exercise studio		P	P
Day-care center		X	SP
Park, preserve, community garden		P	P
Theater, concert or conference space		P	P
Museum		P	P
Place of worship/religious facility		X	P
Social club	Subject to § 223-24.2	P	SP
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see --> Article IVD		

Permitted Uses by District	Reference Notes	CMS	LI
Government facility		P	P
Golf course		X	X
Health Care			
Hospital or nursing home	Subject to 223-21.1/22	X	P
Animal care facility		X	SP
Educational			
College or university		P	P
Trade school or training program		P	P
Private school or nursery school		X	SP
Parking/Auto-Oriented			
Off-street parking or parking structure	Subject to § 223-26	SP	X
Vehicle sales or rental lot		X	SP
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	SP
Auto body or repair shop	Subject to Chapter 210	X	SP
Ambulance service		X	P
Industrial or Assembly			
Wholesale, warehouse storage or self-storage business		X	P
Workshop		P	P
Industrial or manufacturing use		X	P
Other			
Wireless communication facility	Subject to § 223-26.4	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P
Farm		X	X
Horticultural nursery		X	P
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)			
Accessory apartment	Subject to § 223-24.1	X	X
Private tennis court or pool	Subject to § 223-13	X	X
Home occupation or artist studio	Subject to § 223-17.1	X	X
Parking structure		P	X
Garden, roof garden, or greenhouse		P	P
Solar collectors	Subject to Article X	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see --> Article IVD		





City of Beacon
 Planning Board
 One Municipal Plaza, Suite 1
 Beacon, NY 12508
 Phone: 845-838-5002

John Gunn, Chair

March 17, 2025

Mayor Lee Kyriacou
 Beacon City Council Members
 1 Municipal Plaza
 Beacon, NY 12508

Subject: City Council Referral of Local Law Amending the Zoning Map of the City of Beacon to Rezone Certain Parcels on East Main Street

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending the Zoning Map of the City of Beacon to rezone certain parcels on East Main Street from the Light Industrial (LI) District to the Central Main Street (CMS) District. The proposed Local Law was reviewed during the March 11, 2025 Planning Board meeting. Planning Board Attorney, Jennifer Gray, summarized the proposed local law which would rezone property located at 1 East Main Street currently occupied by residential and mixed commercial uses. Ms. Gray also explained that the proposed rezoning was recommended by the City's former Building Inspector for the reasons set forth in his February 5, 2025 memorandum including that the current uses operating at 1 East Main Street are more consistent with the uses permitted in the CMS District, rather than the LI District. He also noted the substantial renovations and investment into the building at 1 East Main Street make it unlikely that the building will revert to its prior industrial occupancy. Also referenced was the proposed conversion of the unused railroad tracks to an extension of the Dutchess County Rail Trail adjacent to the property.

After discussing the proposed amendments, the consensus of the five Planning Board members in attendance was that rezoning 1 East Main Street from LI to CMS makes sense in terms of the applicable use regulations, but the Planning Board questioned whether the CMS District was appropriate for that property in terms of the dimensional and density regulations applicable to the CMS District. For example, the CMS District allows for zero front and side yard setbacks. While zero setbacks make sense along Main Street where you want to encourage a continuous street wall, it may not make sense for the property at 1 East Main Street which is separated from Main Street by a grade change and the rail line. The consequence of not having required setbacks for this parcel would include the possibility of significant additions being constructed on the existing building or, if the current building were to be destroyed, it may result in a much larger building being constructed in its place. A positive aspect of the CMS District that was discussed was the CMS District's design guidelines. Alternative proposals were also discussed such as rezoning the property to the General Business (GB) District which would be a less drastic change as compared to the existing LI District use regulations, or adding uses to the LI District that would align with the uses at 1 East Main Street.



City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

Sincerely,

John Gunn
Planning Board Chair

JG/mp

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Proposed Local Law Amending the Zoning Map Concerning East Main Street**

Applicant: **City of Beacon**

Address of Property:

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☒ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/14/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 3/4/2025	Notes:	☐ Major Project	
Date Received: 3/4/2025		Referral #: ZR25-057	
Date Requested: 3/14/2025			
Date Required: 4/3/2025	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 3/7/2025			

City of Beacon City Council Agenda
04/21/2025

Title:

April 7, 2025 Minutes

ATTACHMENTS

[April 7, 2025 Minutes](#)



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

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

**April 7, 2025
7:00 PM
Draft
City Council
Minutes**

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

<https://www.youtube.com/@cityofbeacon8181>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward One
Councilmember Jeffrey Domanski, Ward Two
Councilmember Pam Wetherbee, Ward Three
Councilmember George Mansfield, Ward Four

Also Present

Christopher White, City Administrator
Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

1. [Proclamation of April as Autism Awareness Month](#)

Local Laws and Resolutions

1. [Resolution No. 35 - Appointing Dar Sims to the Position of Temporary Fire Lieutenant](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wake.

Motion passes 7 - 0.

2. [Resolution No. 36 - Appointing Nicholas Krygowski to the Position of Municipal Program Assistant](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

3. [Resolution No. 37 - Appointing James Vermeulen to the Planning Board](#)

Motion to pass the resolution by Councilmember Domanski.

Second by Councilmember Mansfield.

Motion passes 7 - 0.

4. [Resolution No. 38 - Awarding a Contract to Franks Professional Maintenance Inc. for Park Cleaning and Janitorial Services](#)

Motion to pass the resolution by Councilmember Wake.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

5. [Resolution No. 39 - Awarding a Contract to Consorti Bros. Paving & Sealcoating, Inc. for South Avenue Park Project No. 2: Court Surfacing](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

6. [Resolution No. 40 - Awarding a Contract to WBE Fence Company, Inc. for South Avenue Park Project No. 3: Court Fencing](#)

Motion to pass the resolution by Councilmember Wetherbee.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

7. [Resolution No. 41 - Awarding a Contract to Scape-Tech Landscape Technology, Inc. for South Avenue Park Project No. 4: Court Improvements & Restroom Facility](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

8. [Resolution No. 42 - Urging the New York State Senate and Assembly to Pass the Packaging Reduction and Recycling Infrastructure Act \(Senate Bill 1464 / Assembly Bill 1749\)](#)

Motion to pass the resolution by Councilmember Wake.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

Approval of Minutes

1. [March 17, 2025 Minutes](#)

Motion to approve the minutes by Councilmember Mansfield.

Second by Councilmember Wake.

Motion passes 7 - 0.

Public Comment - Second Opportunity

Motion to adjourn by Councilmember Wetherbee.

Second by Councilmember Rhodes.

Motion passes 7 - 0.