



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

**February 24, 2025
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. [Accessory Apartment Regulation Amendments](#)
2. [East Main Street Rezoning](#)
3. [2024 Length of Service Award Program \(LOSAP\) Contributions](#)
4. [Appointment of Bryan Murphy to the Position of Building Inspector II](#)

Announcement of Next Meeting: March 3, 2025 at 7:00 p.m.

Executive Session: Personnel

City of Beacon City Council Agenda
02/24/2025

Title:

Accessory Apartment Regulation Amendments

ATTACHMENTS

[KARC Planning Consultants, Inc. Accessory Apartment Regulation Decision Tree Memorandum](#)

[City of Beacon Building Department Accessory Apartment Data](#)

MEMORANDUM

TO: Lee Kyriacou, Mayor
Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: February 21, 2025

RE: Legislative Amendments to the City's Accessory Apartment Regulations

At the January 27, 2025, City Council workshop, Council members continued their discussion on potential zoning code changes aimed at improving housing availability and affordability in the City of Beacon. The Council specifically explored measures to further encourage the development of accessory apartments, also known as accessory dwelling units (ADUs), within the city. These regulatory improvements will align with and leverage the city's recent application to New York State Homes and Community Renewal's (HCR) Plus One ADU Program.

The stated intent of accessory apartment regulations in the City is:

It is the purpose and intent of allowing accessory apartments on all existing single-family properties in all residence districts and the Transitional District to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.

This memorandum outlines specific questions for the City Council to review when considering drafting amendments to the City's accessory apartment regulations (See Section 223-24.1).

1. Accessory apartments are currently permitted in all R1, RD, and T Districts. Does the City want to expand the districts where ADUs are permitted? For example, one-family attached/semidetached structures are also permitted in the L and FCD districts. Does the City want to permit accessory apartments on single-family lots in the L and FCD districts?
2. Is the City satisfied with the requirement that the owner of a single-family lot must reside in either the primary or the accessory unit on said lot?

3. Based on the response above, if any property owner can build an accessory apartment (regardless of whether it is owner-occupied), does the City want to set restrictions based on whether one of the units onsite is owner-occupied or not owner-occupied?
4. Accessory apartments are currently regulated by a minimum square foot requirement of 200 sq ft. Does the City feel this requirement is necessary? It should be noted that the NYS Building Code also regulates the minimum size of dwelling units.
5. Is the City satisfied with the maximum 1000 sq ft requirement for accessory apartments? As the code stands, the Planning Board may permit larger apartments in existing accessory buildings that are larger than 1,000 sq ft if said structure was issued a certificate of occupancy more than five (5) years prior to filing application for an accessory apartment.
6. Does the City want to maintain the requirement for one (1) parking space per accessory apartment? As the code stands, the Planning Board may waive all parking requirements for an accessory apartment when deemed appropriate by the Board.
7. Are the minimum setback requirements for accessory buildings listed in section 223-17E appropriate for accessory apartments? Note that existing non-complying accessory structures may be utilized for accessory apartments without a variance from the ZBA as long as a structure is not being further enlarged or the non-compliance increased.
8. Does the City wish to further streamline the approval process for accessory apartments?
 - ❖ The City Building Inspector currently has the authority to issue permits for accessory apartments entirely contained within an existing single-family home, if all other provisions are met.
 - ❖ Accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings require site plan approval from the Planning Board. Should any of these typologies also be subject to permits by the Building Inspector without application to the Planning Board?
 - ❖ Based on the response above, if additional accessory apartment typologies can be reviewed and approved by the Building Inspector, does the City want to establish additional restrictions or requirements?
9. Should the city provide financial incentives such as fee reductions for accessory apartment construction?

ZONING

223 Attachment 3

CITY OF BEACON

§ 223-17E, SCHEDULE OF REGULATIONS FOR ACCESSORY BUILDINGS ON RESIDENTIAL LOTS [Added 1-19-2016 by L.L. No. 2-2016; amended 9-19-2022 by L.L. No. 8-2022]

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Square Footage Permitted for Each Accessory Building (Based on total square footage of principal building)	Maximum Number of Sheds Permitted
R1-120 1-Family Residence District	Not permitted in front yard	50	50	50%	2
R1-80 1-Family Residence District	Not permitted in front yard	30	30	50%	2
R1-40 1-Family Residence District	Not permitted in front yard	25	25	50%	2
R1-20 1-Family Residence District	Not permitted in front yard	20	20	50%	2
R1-10 1-Family Residence District	Not permitted in front yard	15	15	50%	2
R1-7.5 1-Family Residence District	Not permitted in front yard	5	5	50%	1
R1-5 1-Family Residence District	Not permitted in front yard	5	5	50%	1

BEACON CODE

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Each Accessory Building (Based on footprint^a of principal building)^b	Maximum Number of Sheds Permitted
RD-6 Designed Residence District	Not permitted in front yard	50	50	2,775	40%	2
RD-5 Designed Residence District	Not permitted in front yard	30	30	2,125	40%	2
RD-4 Designed Residence District	Not permitted in front yard	25	25	1,625	40%	2
RD-3 Designed Residence District	Not permitted in front yard	20	20	1,250	40%	2
RD-1.8 Designed Residence District	Not permitted in front yard	15	15	960	40%	2
RD-1.7 Designed Residence District	Not permitted in front yard	5	5	720	40%	1
R1-5 Designed Residence District	Not permitted in front yard	5	5	720	40%	1

NOTES:

The following districts were not included in the Planning Board's recommendation: RMF-1.5 (Multifamily Residence District), SAHO (Senior Affordable Housing Overlay District).

^aFootprint includes attached garages but excludes open porches/decks.

^b The maximum square footage of each accessory building for any single-family dwelling located in the RD Zoning District shall be 50% based on the total square footage of the principal building.



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 ADU Data from Building Department

Date: January 31, 2025

Cost for a detached accessory dwelling unit application which could be brought in front of the Planning Board for an approval. Planning board approval is only required for when ADU's are proposed in detached accessory structures or when proposed to be placed in a new addition to the existing home on the property as per Section 223-24.1 I of the City of Beacon Zoning Code.

Application fee	\$750	Fee which goes to the Planning Department
Escrow account initial	\$3,000	Escrow to cover the Planner, Engineer and Attorney

- Total application fee and establishing an escrow account would be \$3750 and must be submitted with the application and plans prior to be put on the agenda.
- The average amount of escrow used for the 3 projects which were presented to the Planning Board since January 2022 was \$2619.53. Once to approval is granted and all professional staff fees have been paid, the applicant will receive any unused escrow funds.
- There is also the cost for the owner to hire an Architect or Engineer to provide a site plan to be presented to the Planning Board for approval. Possible estimated cost \$5,00 to 10,000.

Additionally, I have calculated the building and associated permit fees which would be collected by the Building Department. I have estimated the cost based upon a 500-sf detached accessory dwelling unit which is newly constructed. The cost of a permit to renovate and existing structure would be less as the renovation cost per square foot would be .25/sf as opposed to .50/sf. Also, the plans for the building permit would need to come from an Architect or Engineer as per the

requirements of NYCRR title VIII Article 145 and Article 147. The architectural plans could be included in the cost of the Site Plan Approval or separately could cost around \$2,000 to 4,000.

BP Application and CO Fee	120
Fee based upon square footage @ .50 for new construction	250
Electrical Permit	60
Plumbing Permit bases upon 5 fixtures	70
HVAC Permit	60
Total fees	\$460

Permits which have been issued from 2022-2024 for ADU's

Detached ADU's	1
ADU's in new additions	2
ADU's within existing home	1

City of Beacon City Council Agenda
02/24/2025

Title:

East Main Street Rezoning

ATTACHMENTS

[Building Inspector Memorandum Regarding East Main Street Zoning Recommendation](#)



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 City Council Agenda
02/24/2025

Title:

2024 Length of Service Award Program (LOSAP) Contributions

ATTACHMENTS

[2024 Service Award Program Firefighter Records](#)

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
1	Merritt Jr.	Michael			M	0	_____			Military/Ineligible
2	Monroe	Zachary			M	0	_____			LEFT DEPARTMENT
3	Pisanelli	Christian	G.		M	4	_____			Military Leave
4	Sela	Junas			M	0	_____			Military/Ineligible
5	Travis	Branden			M	3	20			Active
6	Way	Larry	W.		M	9	_____			LEFT DEPARTMENT
7	Williams	John			M	0	3			Active
8	Antalek	Frederick	N.		M	8	_____			Entitled 1/2005
9	Bianco	Scott	A.		M	8	_____			Entitled 1/2022
10	Dubetsky	Matthew	D.		M	20	MAX			Entitled 3/2022
11	Gilmore	Gary	J.		M	6	_____			Entitled 1/2022
12	Joseph	Timothy	T.		M	14	_____			Entitled 5/2019
13	Kelliher	Patrick	J.		M	20	MAX			Entitled 8/2005
14	Kimmel	William	B.		M	15	_____			Entitled 1/2003
15	Kolakoski	Richard	C.		M	13	_____			Entitled 10/2009
16	Lahey Jr.	Dennis	P.		M	20	MAX			Entitled 3/2019
17	Lahey Sr.	Dennis	J.		M	14	_____			Entitled 1/2003

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
18	Lawrence	Richard	P.		M	10				Entitled 8/2006
19	McVicker, Jr.	Frederick	O.		M	7	85			Entitled 1/2018
20	Meeker	Robert			M	6				Entitled 9/2022
21	Naughton	Matthew	W.		M	12				Entitled 3/2022
22	Pellett	John	D.		M	5				Entitled 11/2023
23	Piccone	Anthony	J.		M	20	MAX			Entitled 5/2013
24	Plumer	Dale	B.		M	15				Entitled 12/2012
25	Shares	Raymond	R.		M	5				Entitled 7/2021
26	Simmonds	David			M	20	MAX			Entitled 5/2024
27	Smith	Ernest	R.		M	8				Entitled 12/2016
28	Stella	John	N.		M	15				Entitled 1/2004
29	Amoroso Jr.	Louis	J.		M	15				Term. Vested '13
30	Antalek Jr.	Gerald	A.		M	9				Term. Vested '10
31	Ciralli	Daniel	T.		M	9				Term. Vested '17
32	Davis	Terrance			M	9				Term. Vested '19
33	Dubetsky	Cory			M	6				Term. Vested '18
34	Fisch	Jason	W.		M	6				Term. Vested '06

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
35	Fraioli	Anthony	P.		M	6	_____			Term. Vested '20
36	Frederic	Michael	T.		M	10	_____			Term. Vested '16
37	Greenough	James	E.		M	9	_____			Term. Vested '08
38	Hernandez	Brendon	C.		M	9	_____			Term. Vested '19
39	Lahey	Kari-Leigh			F	6	_____			Term. Vested '10
40	McGovern	Nicholas	A.		M	11	_____			Term. Vested '16
41	Monroe	Chris	S.		M	5	_____			Term. Vested '17
42	Muriqi	Valmir			M	6	_____			Term. Vested '21
43	Pedro, III	Joseph	M.		M	5	_____			Term. Vested '06
44	Pisanelli	Charles	M.		M	13	_____			Term. Vested '17
45	Pomarico	John	F.		M	5	_____			Term. Vested '18
46	Simmonds Jr.	Robert	J.		M	5	_____			Term. Vested '17
47	Simmonds Sr.	Robert	J.		M	17	_____			Term. Vested 2022
48	Sine	Peter	L.		M	12	_____			Term. Vested '15
49	Sklenar	Matthew	J.		M	5	_____			Term. Vested '14
50	Smith	Brian			M	9	_____			Term. Vested '16
51	Smith	Joshua	D.		M	9	_____			Term. Vested '06

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2024 Points Earned	Mailing Address	City, State & Zip Code	Status
52	Smith	Matthew	D.		M	11	_____			Term. Vested '19
53	Stanulwich	Terrence			M	6	_____			Term. Vested '15
54	Tortora	Brian			M	5	_____			Term. Vested '23
55	Volk Jr.	Joseph	L.		M	7	_____			Term. Vested '14
56	Winterberg	Jeffrey	A.		M	11	_____			Term. Vested '10
57	Wolfe	Brian			M	6	_____			Term. Vested '07

City of Beacon City Council Agenda
02/24/2025

Title:

Appointment of Bryan Murphy to the Position of Building Inspector II

ATTACHMENTS

[Director of Human Resources Memorandum for the Appointment of Bryan Murphy to the Position of Building Inspector II](#)

[Bryan Murphy Resume](#)



CITY OF BEACON
One Municipal Plaza
Beacon, NY 12508
845.838.5000
www.BeaconNY.gov

Sara Morris, MBA, PHR
Director of Human Resources
P: 845.838.5038
F: 845.838.5026
HR@BeaconNY.gov

To: Mayor Kyriacou and City Councilmembers
From: Sara Morris
Date: February 24, 2025
Re: Appointing Bryan Murphy to position of Building Inspector II

Please accept this recommendation to appoint Bryan Murphy to the position of Building Inspector II for the City of Beacon. Mr. Murphy has the experience and expertise to fill this role, and was the top qualified candidate selected from the Civil Service eligible list provided by the Dutchess County Department of Human Resources. The City conducted two interviews with Mr. Murphy along with reference checks on the applicant, all of which were very positive.

Mr. Murphy has worked for the Village of Wappingers for over twelve years as the Building/Fire Inspector. Prior to holding this position, he held a position on the Zoning Board of Appeals for the Village of Wappingers for three years, while owning his own construction company for fourteen years. Mr. Murphy is a member of the NY Planning Federation, Mid-Hudson Valley Chapter for the New York State Building Officials Conference, and International Code Council. Mr. Murphy also holds a New York State Carpentry Certificate from SUNY Delhi. The combination of these experiences has assured the hiring committee that Mr. Murphy is an ideal fit for the position.

I appreciate your time and consideration in the matter of appointing Mr. Murphy to position of Building Inspector II and look forward to working with him.

Best,

Sara Morris

Sara Morris, MBA, PHR
Director of Human Resources



CONTACT

✉ [REDACTED]
☎ [REDACTED]
📍 [REDACTED]

ABOUT ME

Building Inspector in charge of a municipal building department. My present job includes supervision and participation in the inspection of construction and repair of buildings and structures, including plumbing installation, and enforcement of the provisions of the Uniform Fire Prevention and Building Code, zoning and plumbing ordinances and the Multiple Residence Law. In my current position, I am also responsible for reviewing and approving or disapproving all plans and specifications submitted with applications for local building and plumbing permits. As the Zoning Administrator, we review all site plan submissions and work alongside the Planning Board and consultants during the process.

REFERENCES

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BRYAN J. MURPHY

EXPERTISE

- NYS Certified Code Enforcement Officer #0312-0024
- CEDAR (Code Enforcement Disaster Assistance Response) Certified
- Comprehensive Master Plan Committee
- Zoning Code Update
- Integrated Municipality 5 (2014)
- Plan Review
- Flood Plain Coordinator
- Digital Archiving of Building Department Records
- Form & Fee Development
- Construction

WORK EXPERIENCE

BUILDING INSPECTOR/FIRE INSPECTOR
VILLAGE OF WAPPINGERS FALLS, NY 2012-present

- ZONING ADMINISTRATOR
- CODE ENFORCEMENT OFFICER
- FIRE INSPECTOR
- PLUMBING INSPECTOR
- BUILDING INSPECTOR
- FLOOD PLAIN COORDINATOR
- ZONING CODE DEVELOPMENT

BRYAN MURPHY CONSTRUCTION, INC. 1998-2012
PRESIDENT

- Owner/President
- New Construction
- Renovations
- Additions
- Permits/Applications/Records Keeping
- Westchester Home Improvement License #WC-21683-H09 (2008-11)

CHELSEA MODULER 1994-1998
• Carpenter

EDUCATION

SUNY DELHI, Delhi, NY 1991-1993

- NYS Carpentry Certificate

SPACKENKILL HIGH SCHOOL, Poughkeepsie, NY 1990

- NYS Regents Diploma 1990