



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 Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

**April 6, 2026
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Dutchess County Department of Planning and Development Discussion Regarding Affordable Housing](#)

Public Comment

Public Hearings

[Public Hearing Concerning HDLO Nominations \(to be adjourned to April 20, 2026\)](#)

Workshop

[Appointment of Benjamin Swanson to the Position of City Administrator](#)

[Appointments of Alyssa Rudden, Thomas Durkin, Ryan Sambells, and Jonathan Underwood in the Police Department](#)

[Appointment of Gary Barrack to the Zoning Board of Appeals](#)

[Wolcott Avenue Sidewalk Replacement Project Bid Results](#)

[Dutchess County Hazard Mitigation Plan](#)

[Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax](#)

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 34 - Appointing Benjamin Swanson to the Position of City Administrator](#)
2. [Resolution No. 35 - Appointing Thomas Durkin to the Position of Police Lieutenant](#)

3. Resolution No. 36 - Appointing Alyssa Rudden to the Position of Police Lieutenant
4. Resolution No. 37 - Appointing Ryan Sambells to the Position of Police Sergeant
5. Resolution No. 38 - Appointing Jonathan Underwood to the Position of Detective
6. Resolution No. 39 - Appointing Gary Barrack to the Zoning Board of Appeals
7. Resolution No. 40 - Awarding a Contract to Woodland Manor, LLC for the Wolcott Avenue Sidewalk Replacement Project
8. Resolution No. 41 - Adopting the Jurisdictional Annex to the Dutchess County Hazard Mitigation Plan
9. Resolution No. 42 - Adopting a Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax

Approval of Minutes

1. March 16, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: April 20, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
04/06/2026

Title:

Dutchess County Department of Planning and Development Discussion Regarding Affordable Housing

ATTACHMENTS

[Dutchess County Inclusionary Zoning and Housing Outcomes Slide Deck](#)

City of Beacon: Inclusionary Zoning and Housing Outcomes

Beacon City Council
April 6, 2026

Gail Padalino, Community Development Administrator

Emily Dozier, Senior Planner

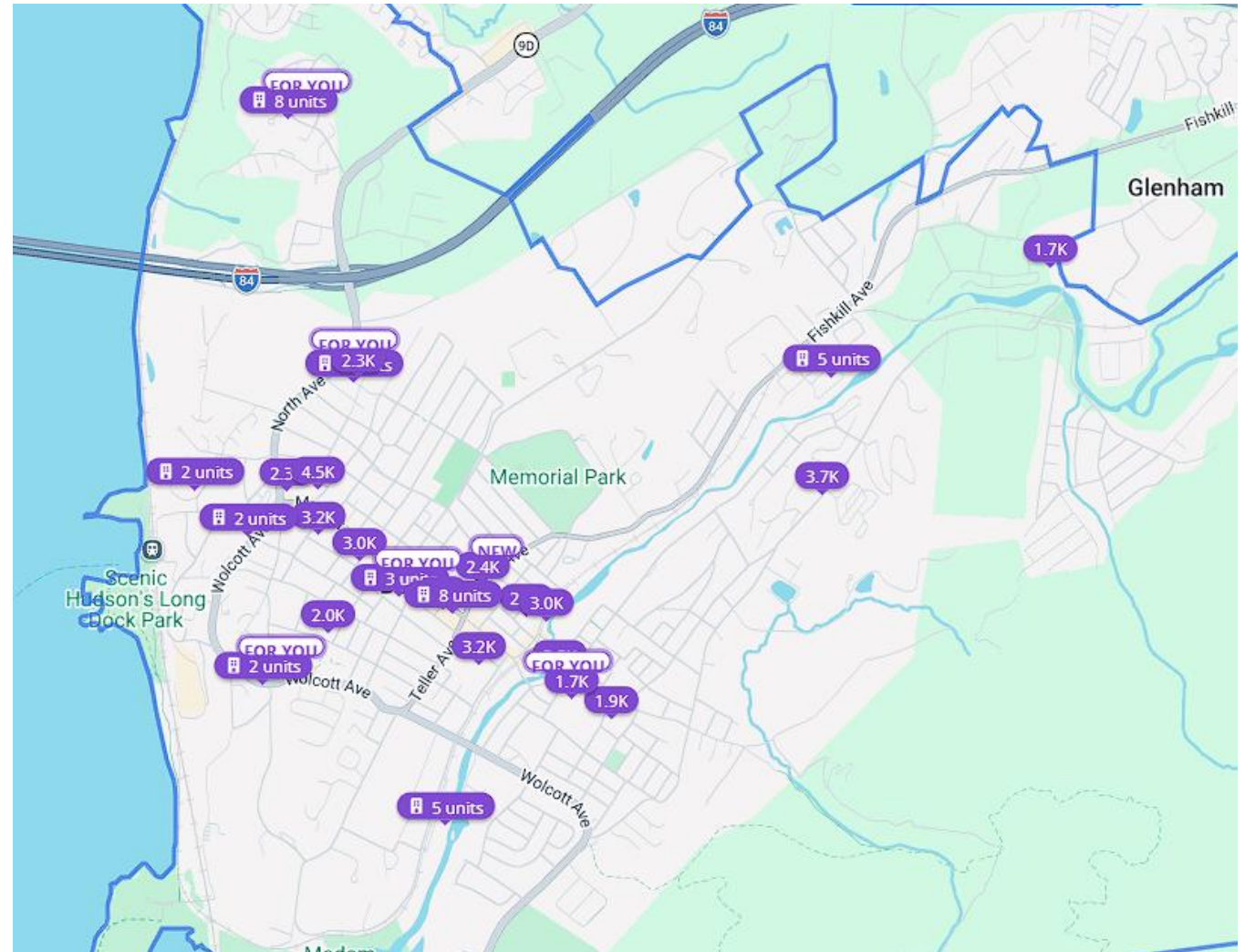
Paul Hesse, Community Development Coordinator



Housing Data

Number and Percentage of Affordable Units		
Municipality	Total Affordable Units	% of County Affordable
City of Beacon	783	17.1%
City of Poughkeepsie	2,007	43.9%
Town of East Fishkill	89	1.9%
Town of Fishkill	172	3.8%
Town of Hyde Park	166	3.6%
Town of Pawling	235	5.1%
Town of Poughkeepsie	685	15.0%
Town of Red Hook	121	2.6%
Town of Rhinebeck	74	1.6%
Town of Wappinger	214	4.7%
Town of Washington	24	0.5%
TOTAL	4,570	

- 50+ rentals on the market now
- Range from \$1,700 to \$4,100
- 49 homes for sale currently
- Median Sales Price Beacon \$660,000



Housing Shortage



Demographic Factors

- Slow growth and shrinking households
- Incomes have lagged behind housing costs



Economic Factors

- Cost burdens have risen, especially for renters
- Widening income gaps influence the market



Market/Industry Factors

- Escalating construction costs
- Increasing cost of borrowing/financing projects



Gap analysis

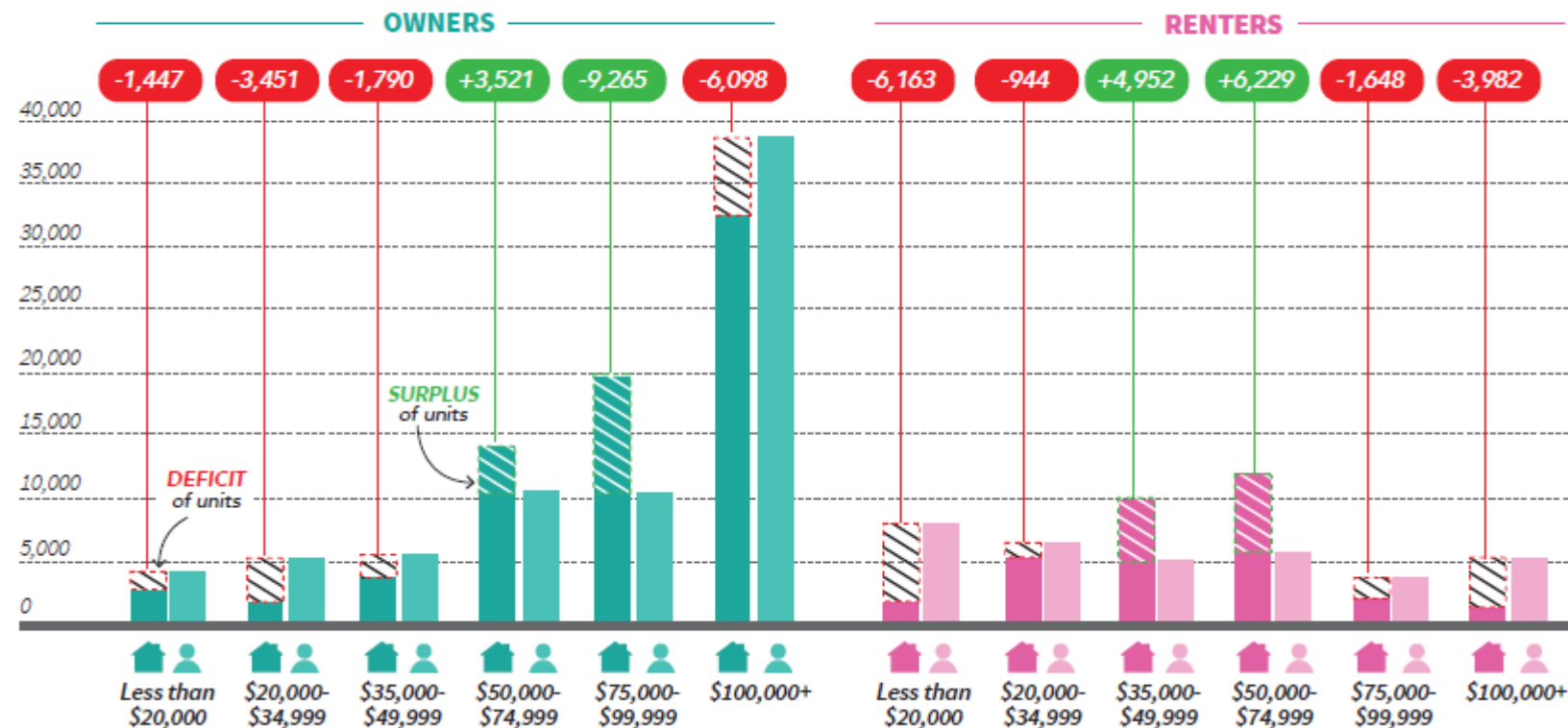
Dutchess County

Gap Analysis for Owner Households
and Renter Households by Income, 2019

HOUSEHOLDS UNITS

DEFICIT OF UNITS

SURPLUS OF UNITS





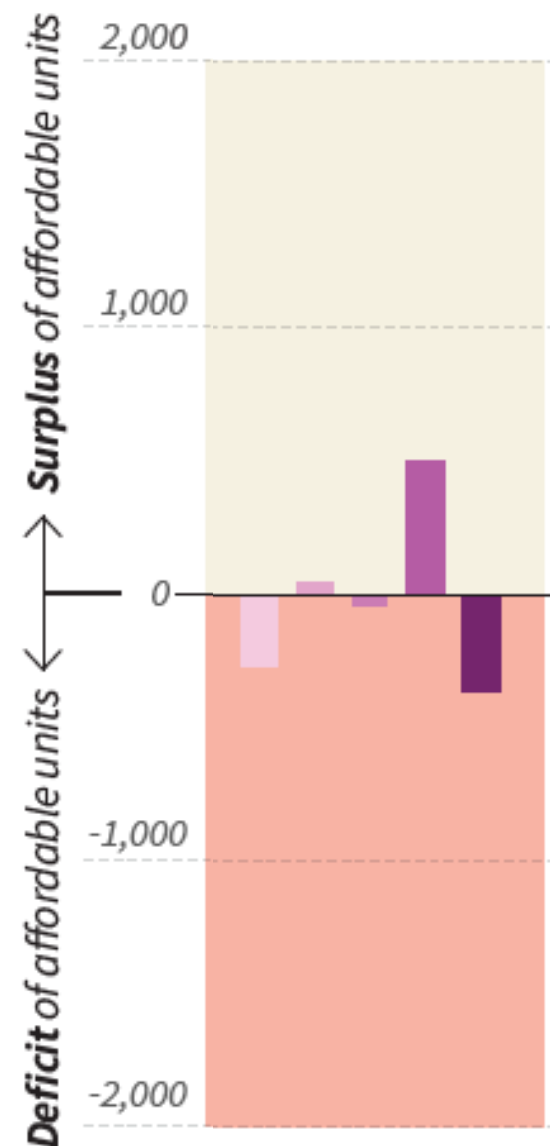
Gap analysis

Beacon Rentals



BY INCOME

- Less than \$20,000
- \$20,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000+





Suggested fair-share distribution to allocate additional interventions across Dutchess County

	Average number of interventions PER YEAR	TOTAL number of interventions over 20 years													
	16	309	Poughkeepsie City												
	5	105	Beacon												
	30	603	<table><tr><td>Beekman</td><td>3</td><td>62</td></tr><tr><td>Fishkill</td><td>9</td><td>171</td></tr><tr><td>East Fishkill</td><td>8</td><td>168</td></tr><tr><td>Wappinger</td><td>10</td><td>202</td></tr></table>	Beekman	3	62	Fishkill	9	171	East Fishkill	8	168	Wappinger	10	202
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	5	102	<table><tr><td>Clinton</td><td>1</td><td>23</td></tr><tr><td>Milan</td><td>1</td><td>17</td></tr><tr><td>Stanford</td><td>1</td><td>25</td></tr><tr><td>Washington</td><td>2</td><td>37</td></tr></table>	Clinton	1	23	Milan	1	17	Stanford	1	25	Washington	2	37
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Amenia	2	31													
North East	1	25													
Pine Plains	1	20													
	108	2,155													

Inclusionary Zoning policies across Dutchess

30 municipalities; 12 have IZ policies

Half are mandatory; half are optional

- All mandatory policies require 10% affordable if 10+ units
- Several have a fee option in lieu of units

11 have incentives:

- Density (unit count) bonus of 10-50% (50% most common)
- Reduced minimum lot size (East Fishkill: 75% of minimum)
- Height bonus (C/Poughkeepsie: 1-3 extra stories)

Potential impacts of increased IZ requirements

The tradeoff is real

- Higher affordability requirements mean lower project income and lower value
- Costs don't change – the revenue gap must be absorbed
- Risk: projects don't pencil = fewer projects, fewer units (including affordable)

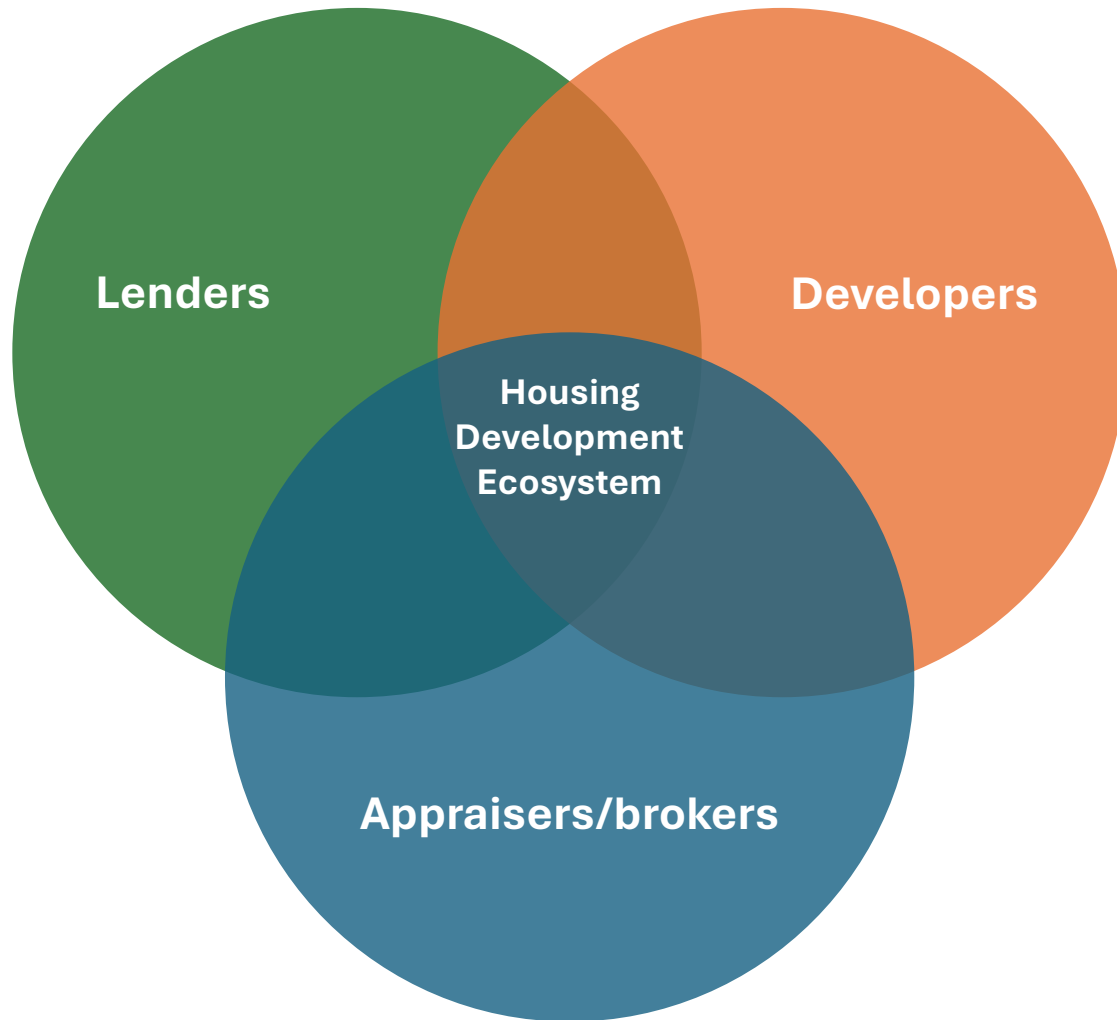
Beacon can support some IZ but not unlimited

- Strong market, but....
- An increase in IZ requirement without incentive is risky
- External subsidy often necessary for higher requirements

A value exchange

- Requiring developers to provide a public benefit works best when paired with something of value
 - Density/height
 - Parking relief
 - Streamlined approvals

Next steps for due diligence and research for policymaking



Developer roundtable

- At what % does a Beacon deal stop penciling
- What incentive(s) would change their decision to do a deal

Talk to lenders and other capital providers

- How does affordability affect loan sizing
- What causes you to say no to a deal

Appraisers and brokers

- How are affordable units being treated in valuations?

Other Avenues to Affordability

- Allow ADUs (Accessory Dwelling Units)
- Reform parking requirements
- Restrict short-term rentals
- Review/streamline the permitting process
- Review bulk regulations (minimum lot size, minimum setbacks, max building coverage, etc)
- Consider opportunities for “Missing Middle” housing (duplex, fourplex, townhouse, etc)
- Support small-scale builders
- Consider a 421-p tax abatement program

Dutchess County Planning Role and Resources

- Funding for rental and homeowner housing
- Annual housing reports
- Owner-occupied property rehabilitation program
- NEW – [Affordable Housing Strategies](#) toolkit



[Housing Trust Fund](#)



[Rental Housing Survey](#)



[For-Sale Housing Report](#)



[Housing Needs Assessment](#)



[HOME Investment
Partnership Program](#)



[Owner Occupied Property
Rehabilitation](#)



[Plan on It eNewsletters](#)

Includes several housing-
related articles



[First-time Homebuyer
Program](#)



Affordable Housing Strategies for Dutchess County Municipalities

Our department has received numerous requests for guidance on tackling housing affordability at the local level. This resource is designed to help Dutchess County municipalities address this complex issue.

Since each community's needs are different, the strategies below are not listed by priority, but are instead organized alphabetically. Several of the strategies have detailed information sheets, which can be found by clicking the hyperlinked title or scrolling down.

General Considerations



Acknowledge Urban & Rural Distinctions

Strategies that make sense in cities, villages, and town centers will be different than strategies in more rural areas.



Consider Infrastructure Needs

Areas with centralized water and/or sewer infrastructure (or the potential to create such systems) will use different strategies from those on wells/septic.



Research Demographic Trends

Evaluate trends in local population and employment. These trends can help you determine not just how much housing to encourage, but what types. For example, many communities are experiencing little or no population growth but still adding new households, due in part to smaller household sizes, resulting in demand for smaller housing types.



Understand School Enrollment

Seek updated enrollment data and projections from your local school district(s) and learn about accepted methodologies for projecting the number of school children from new housing development. Most schools are seeing declining enrollments, which leaves room to add households with schoolchildren without causing school overcrowding.



Understand 'Affordable' and 'affordable' Housing

Affordable housing can either be subsidized (what we sometimes call 'Big A' Affordable) or unsubsidized ('little a' or naturally affordable). 'Big A' Affordable housing uses grants, tax credits, and other public funding sources to offset the loss from providing below-market rents or sale prices. Given the costs of land and construction, subsidies are often the only way to build housing that is affordable for the lowest income brackets, but these resources are limited and complex to navigate. 'Little a' affordable housing is just housing that is naturally more affordable – it might be on a smaller lot, have a smaller square footage, be older, or have a simpler design. Zoning codes are often an obstacle to creating new 'little a' affordable units.

Stay in touch....

Contact Information

Gail Padalino
Community Development Administrator
845-486-2549
gpadalino@dutchessny.gov

Emily Dozier
Senior Planner
845-486-3615
edozier@dutchessny.gov

Paul Hesse
Community Development Coordinator
845-486-3669
phesse@dutchessny.gov

Housing

<https://www.dutchessny.gov/Departments/Planning/Housing-Department-of-Planning.htm>



Safe, **affordable housing** is essential to a **healthy community**. Dutchess County Planning addresses housing from multiple angles – through **grant opportunities**, **data analysis**, and **planning/policy recommendations**.

The Department's housing work can be explored at the links provided on this page.

Quick Links

[TOPICS](#) [RESOURCES](#)



Eoin Wrafter
Commissioner

Contact

 plandev@dutchessny.gov

 [845-486-3600](tel:845-486-3600)

 845-486-3610

 [Planning & Development](#)
[85 Civic Center Plaza, Suite 107](#)
[Poughkeepsie, NY 12601](#)

 Monday - Friday, 9:00am - 5:00pm

City of Beacon City Council Agenda
04/06/2026

Title:

Public Hearing Concerning HDLO Nominations (to be adjourned to April 20, 2026)

ATTACHMENTS

City of Beacon City Council Agenda
04/06/2026

Title:

Appointment of Benjamin Swanson to the Position of City Administrator

ATTACHMENTS

Mayor Kyriacou Memorandum for the Appointment of Benjamin Swanson to the Position of City Administrator

Benjamin Swanson Resume



Mayor Lee Kyriacou

City of Beacon

Office of the Mayor
One Municipal Plaza, Beacon NY 12508

(845) 838-5000

March 31, 2026

Subject: Mayor's City Administrator Appointment

Dear City Councilmembers:

I am writing to announce my appointment of current Deputy City Administrator Ben Swanson to the position of City Administrator, upon the retirement of current Administrator Chris White. Ben's appointment is subject to Council approval, which I am submitting for during our Council meeting on April 6th.

Ben's appointment should come as no surprise. We created the Deputy City Administrator position this past December, emulating the succession planning that professional organizations undertake to ensure leadership continuity and stability. We appointed Ben to that position, in reflection of his accomplishments (see attached C. White memo), and as our expected choice in the event of leadership change. Ben has my full endorsement and confidence in his ability to undertake this role – relying on his graduate education, professional background, more than four years' experience with the City, and the many managerial roles he has since taken (see attached list of managerial tasks). As a result, I expect this to be Beacon's easiest transition yet.

Subject to your approval of Ben's appointment, I will continue working with both Chris and Ben to manage this transition process over the coming weeks and months. We will be making subsequent decisions involving the Deputy City Administrator position or other support resources over time as the transition unfolds.

Thank you all for your consideration and our continued partnership in leading the City. I look forward to continuing the incredible momentum we've built in our beloved Beacon community.

Sincerely,

Lee Kyriacou, Mayor

cc: HR Director, all Department Heads



CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

TO: Mayor Kyriacou and City Councilmembers
FROM: Christopher White, City Administrator
DATE: December 4, 2025
RE: Appointment of Benjamin Swanson as Deputy City Administrator

I respectfully submit this recommendation and request to appoint Benjamin (Ben) Swanson to the newly-created position of *Deputy City Administrator*. Based on Ben's exceptional performance over the past four years in his current position as *Secretary to City Mayor* and in consideration of his educational background and prior professional experiences, I believe that Ben would excel in serving the City of Beacon in this critical new executive role.

Ben began his tenure with the City in December 2021 and quickly mastered the responsibilities of his current position, which have included planning and preparation for City Council meetings, administration of public communications, and support for the Mayor and City Administrator. Over the past years, Ben has increasingly taken on additional duties, including managing vendors and spearheading special projects, which he has done effectively and diligently. Ben's capacity to independently oversee and manage event planning, film permitting, environmental grants administration, issuance of bids and bid awards, and planning and implementation of special projects in addition to the core duties of the current position have led to an evolution of his role with the City. He has become an invaluable member of the Administration who has earned the respect of the Department Heads and consultants with whom he works regularly.

Prior to working for Beacon, Ben had a background demonstrating commitment to public service, and his legal education and work experiences provided a strong foundation and familiarity with many important topics that the City routinely encounters, including finance, land-use, environmental issues, contract law, and regulations. In his time as *Secretary to City Mayor*, he gained experience with capital project and grant management and has taken on broadening levels of supervisory tasks. Ben has become a critical part of the City's Administration, whose opinion, self-agency, and expertise assist us in meeting the wide range of challenging issues that we encounter in our daily operations.

The new position of *Deputy City Administrator* was designed to increase further the administrative capacities of the City. Ben would serve in a key role in managing projects, coordinating with City Departments and community organizations, and expanding the City's capacity to address pressing issues such as housing resources. Ben has demonstrated the intellect, temperament, skills, and judgment to take on this new challenge, and his work over the past four years has made a positive difference for the City of Beacon and its residents.

Thank you for your consideration of this proposed appointment.



Mayor Lee Kyriacou

City of Beacon

Office of the Mayor
One Municipal Plaza, Beacon NY 12508

(845) 838-5000

Ben Swanson: Current Managerial Roles as Deputy City Administrator

- **Emergency SNAP Cards:** Facilitated City interdepartmental workgroup to develop, solicited business involvement, documented and distributed one-time food cards in response to SNAP-benefit disruption.
- **Housing Information:** Developed central housing resources page on City website; coordinating “Know Your Rights” seminar with HV Justice Center; attending Pace Law School Housing Summit.
- **Climate Smart:** Manage City’s Climate Smart program, Coordinator of initiatives, including:
 - Successful application of \$2 million grant for Meltingah Reservoir Dam rehabilitation.
 - Installation and grant reimbursement of Electric Vehicle (EV) charging stations.
 - Policies and maintenance for existing EV charging stations.
 - Implement Climate Smart Clean Energy Grants (awarded \$891,250 in 2024 for six EVs, three EV charging stations, building efficiency upgrades, highway rooftop solar array).
 - Participate in development of Greenhouse Gas Inventory and Climate Action Plan.
 - Other: Renewable energy credits purchasing; Climate Smart Communities recertification; City website development/update; climate emergency hazard resources; et al.
- **Composting/CAC:** Manage City composting program, including vendor management and overseeing Conservation Advisory Committee (CAC) and Compost Workgroup.
- **Traffic Safety Committee:** Manage Traffic Safety Committee (TSC), including developing agendas, fielding resident concerns, and gathering information from staff and/or City Code TSC consideration.
- **Other Committees:** Oversee other City committee logistics, including coordinating scheduling, appointments, and meeting with committee leadership, as needed.
- **Intergovernmental:** Attend intergovernmental meetings, including Dutchess County Transportation Council, Dutchess County Planning, New York State DOT, local elected officials et al.
- **Department Heads:** Attend meetings with City Department heads, City Engineer, City Planner, City Attorney and legal team. Run Department head meetings in absence of City Administrator.
- **Acting Administrator:** Fill in City Administrator when on vacation or otherwise out of office.
- **Court System:** File reimbursements for NYS Unified Court System court use of Municipal Building.
- **Film Industry:** Manage (and developed) City film licensing system, including application forms, evaluation criteria, fees, department coordination (police, fire, highway, water, recreation).
- **Special Events:** Oversee permit applications/approvals, cross-department coordination).
- **Videographer:** Manage and schedule City videographer for Council meetings, other events.
- **Communications:** Draft/edit press releases, other public communications, State of the City.
- **Rave 911:** Manage and coordinate City emergency notification system, both targeted and citywide.
- **Constituent Communications:** Coordinate constituent concerns via email, website forms, and social media; relay concerns to proper department, track completion of tasks.
- **General:** Assist City Administrator in coordinating work for Department Heads and responding to constituent requests.

EDUCATION

NEW YORK UNIVERSITY SCHOOL OF LAW, New York, NY

Juris Doctorate: May 2020

Activities: Articles Editor, Environmental Law Journal

R.A., The Guarini Center on Environmental, Energy, and Land Use Law (Spring/Summer 2017)

IOWA STATE UNIVERSITY, Ames, IA

Bachelor of Science: May 2016 (Finance Major)

Cumulative GPA: 3.91/4.00

Honors: Honor Roll 2012-2016; University Honors Program 2013-2016; Dean's List

Graduated *summa cum laude*

EXPERIENCE

CITY OF BEACON, Beacon, NY

Secretary to City Mayor, December 2021- 2025; *Deputy City Administrator*, January 2026 - present

Support City operations in coordination with Mayor and City Administrator. Manage public communications, appointments, and planning. Support City Council in development of agendas, compilation of background information, and coordination of meetings. Oversee and manage environmental grants, special projects, and licensing of special events and filming permits. Supervise and coordinate with contract vendors, including Climate Smart Coordinator. Facilitate response from City Departments from public inquiries and requests. Coordinate public bidding of projects. Coordinate and manage housing resources for City residents.

KINGS COUNTY DISTRICT ATTORNEY'S OFFICE, Brooklyn, NY

Assistant District Attorney, October 2020-December 2021

Analyzed and drafted legal documents based upon evidence and interviews. Interacted and coordinated with law enforcement agencies. Arraigned cases, conducted oral argument, and analyzed cases for appropriate dispositions.

KINGS COUNTY DISTRICT ATTORNEY'S OFFICE, Brooklyn, NY

Criminal Prosecution Clinic Participant and Extern, January 2020-May 2020

Assisted in drafting motions for ongoing criminal cases, involving significant legal research, primarily in NY Vehicle and Traffic Law issues. Participated in regular discussions regarding criminal law justice and policy issues.

VENTURA COUNTY DISTRICT ATTORNEY'S OFFICE, Ventura, CA

Certified Law Clerk, June-August 2019

Performed legal research and crafted legal arguments in briefs, memos, motions, and responses to motions for court filings and internal use. Conducted 16 preliminary hearings and second-chaired a grand theft trial.

UNITED STATES ATTORNEY'S OFFICE FOR THE EASTERN DISTRICT OF NEW YORK, Brooklyn, NY

Civil Division Clinic Participant and Extern, January-May 2019

Assisted on casework involving lengthy investigations, drafted deposition questions, and worked on research for legal issues presented in securities fraud, housing cases, and debt collection. Wrote and edited legal documents.

UNITED STATES S.S.A., OFFICE OF THE GENERAL COUNSEL, New York, NY

Legal Intern, May-July 2018

Synthesized lengthy factual records, performed legal research, and developed legal arguments for disability claim litigation briefs, privacy disclosures, and bankruptcy and representative sanctions.

NEW YORK COUNTY DISTRICT ATTORNEY'S OFFICE, New York, NY

Trial Preparation Assistant, Trial Bureau 40, November 2016-August 2017

FEDERAL HOME LOAN BANK OF DES MOINES, Des Moines, IA

Capital Markets — Treasury Intern, May-August 2015

ADDITIONAL INFORMATION:

Enjoy playing drums, cooking, photography, soccer, and travel

City of Beacon City Council Agenda
04/06/2026

Title:

Appointments of Alyssa Rudden, Thomas Durkin, Ryan Sambells, and Jonathan Underwood in the Police Department

ATTACHMENTS

[Chief Figlia Memorandum Regarding Recommended Promotions in the Police Department](#)



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

April 1, 2026

To: Mayor Kyriacou and Beacon City Council:

Re: Police Department Promotions

On April 25, 2026, Lt. Michael Confield will be retiring from the City of Beacon Police Department, which will leave a vacated lieutenant position and other leadership positions to be back-filled. Additionally, it creates an opportunity to reorganize the administration in a way that more clearly defines the roles of the command staff, and opens the Department for future expansion of the Detective Division, which recent events have shown to be understaffed. At this time, I am proposing to elevate the role of the Detective Sergeant to the rank of Lieutenant, which is more in line with the duties that are overseen currently. We would also be back-filling Lt. Confield's soon-to-be vacated position, creating a leadership structure of three lieutenants under the Chief.

Doing so would allow the Department to have a Lieutenant in Charge of Patrol and Traffic Operations, a Lieutenant in Charge of Administration, Training, and Professional Standards, and a Lieutenant in Charge of Investigations. This organization structure is more consistent with best practices and more clearly defines the rolls of the Department's command staff. Lastly, when a patrol sergeant who has been out on long term injury eventually retires, we would also move that position to the Detective Division. These changes are a reorganization and do not require the addition of more total personnel to the Department. In addition to incumbent Lieutenant Oscar Vargas, who will continue in his roll supervising patrol operations and will take on supervising traffic operations, I propose the following promotions:

1. **Det. Sgt. Thomas Durkin** has been with the City of Beacon Police Department since 2014, when he started as a part-time police dispatcher. He is a Beacon High School graduate and, prior to working here as a dispatcher, he completed an internship with the Department while attaining a Bachelor's Degree in Sociology from Mt. St. Mary College. In September of 2015, he was appointed as a police officer in the Beacon Police Department. Prior to being promoted to detective sergeant in July of 2024, he was a field

training officer and then a detective. While a detective, he was the Department's evidence custodian, which is a tremendous responsibility that involves accounting for every piece of property and evidence that the Department takes in.

In his current position, Det. Sgt. Durkin has managed the budget for the Detective Division, supervised every case the Detective Division handles, and has been more or less on-call 24/7, in case the Division needs assistance from a supervisor after hours. Det. Sgt. Durkin also helped to organize last year's Youth Academy. Since taking command of the Detective Division, he oversaw the arrests of three of the four suspects arrested in the murder of Lionel Pittman and the Department's participation in the trial and conviction, of one of the first suspect to go to trial after less than 30 minutes of jury deliberations (two others have already pled guilty and the fourth is awaiting trial). I am recommending Det. Sgt. Durkin for promotion to the rank of Lieutenant as part of a reorganization of our Detective Division specifically, and the Department's administration more generally. In that capacity, he would be the Lieutenant in charge of Investigations.

2. **Sgt. Alyssa Rudden** has been with the City of Beacon Police Department since May of 2017, having previously worked as a police officer in Saugerties and the City of Poughkeepsie. She holds a Bachelor's Degree in Sociology from Mt. St. Mary College. During her tenure in our Department, she has worked as a patrol officer, a field training officer, and a detective. In June of 2024, she was promoted to the rank of patrol sergeant and has supervised a patrol shift since that time.

Sgt. Rudden recently completed New York State Accreditation Manager training. She is a general topics instructor who teaches sexual harassment and workplace violence prevention, as well as disability awareness. She is also a certified instructor in the use of pepper spray and Taser electronic control devices. In the last year Sgt. Rudden has helped organize our Youth Academy, assisted with renewing our New York State Accreditation, and coordinated the successful inspection of our cell block by the New York State Department of Corrections and Community Supervision. I am recommending her for promotion to Lieutenant to fill the position that is soon to be vacated by Lt. Confield. In that capacity, her primary responsibilities would be Administration, Training, and Professional Standards.

3. **Detective Ryan Sambells**, a U.S. Army veteran, began with the Department in December of 2018. He was hired while he was attending the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as Field Training Officer and a Bike Patrol Officer, when available. As a police officer, he received a commendation for saving the life of a woman who had attempted suicide. Since being promoted to Detective, he successfully completed multiple investigative trainings, has regularly handled felony investigations, and has managed the Department's Sex Offender Registry. I am recommending him for promotion to the rank of Sergeant in order to fill the position which would be vacated by Sgt. Rudden.

4. **Officer Johnathan Underwood** is a Beacon High School graduate and has an Associate's Degree in Criminal Justice. He was hired by the Department as a Police Officer in June of 2022. As a patrol officer, he served as a Field Training Officer and was recently awarded for his efforts to move injured victims to safety during a fatal house fire last year. Of all of our officers, he is the one for which I receive the most civilian compliments. By their nature, people rarely take the time to write when they're happy, but Officer Underwood has made an impression in the community as a helpful and understanding officer. He has done this while also maintaining a reputation in the Department for never shying away from carrying out his duties. Since January, Detective Milani has been out on parental leave, and during that time Officer Underwood has been assigned to fill in for her. He has performed admirably and received high praise from his supervisor and colleagues. With a new opening in the Detective Division, I am recommending him for permanent promotion to Detective to fill the position which would be vacated by Det. Sambells.

Thank you for consideration of these structural administrative changes, as well as of the stellar candidates that I am recommending to you for each position, respectively.

Respectfully,



Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
04/06/2026

Title:

Appointment of Gary Barrack to the Zoning Board of Appeals

ATTACHMENTS

[Gary Barrack Committee Application](#)

[Gary Barrack Resume](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name

GARY J. BARRACK

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☐ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☒ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

4

Occupation

RETIRED

Employer

Work Address

Work Phone

☐
☐
☐

Interest & Skills

SEE ATTACHED Resumé.

Areas of Expertise
(business & civic)

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature:

Mary Jo Banant

Date:

3/16/26

Gary J. Barrack

Education: Marist University
Bachelor of Science 1972
Business Administration

Work Experience: U.S. Treasury Department - Internal Revenue Service. 1972-2012
Revenue Officer -Conducted complex investigations involving every aspect of tax administration.

President, National Treasury Employees Union 1982-2012
Collateral Duty at IRS - Negotiated labor contracts at the local and national level, representing employees at arbitration hearings, mediation and dispute resolution. Specialist in all phases of Labor Management Relations.

Volunteer (civic): President, Tioronda Garden Club
Civic Beautification Committee
Board of Directors, Howland Public Library - 2005-2010
Board of Directors, Trustee Beacon Historical Society
District Director, Federated Garden Clubs of NYS
Beacon Planning Board - 2014-2020
Finance Committee St. Joachim - St. John Church
Architectural Review Board Chair (Beacon Planning Board)
Beacon Traffic Safety Committee

Other: Notary Public, State of New York

City of Beacon City Council Agenda
04/06/2026

Title:

Wolcott Avenue Sidewalk Replacement Project Bid Results

ATTACHMENTS

[City Engineer Memorandum Regarding Wolcott Avenue Sidewalk Replacement Project Bid Results](#)



March 30, 2026

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

and

Mr. Michael Manzi
Highway Superintendent
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Wolcott Ave. Sidewalk Replacement
City of Beacon
Award Recommendation

Dear Mr. White & Mr. Manzi:

A total of nine (9) bid proposals were submitted and opened on March 12, 2026, for the **Wolcott Avenue Sidewalk Replacement** project. The nine proposals were carefully reviewed; all multiplication between estimated quantities and unit prices checked; and addition of total prices checked against the total contract amount. Upon review of the bids submitted, it was found that the bid proposals submitted by Consorti Bros. Paving & Sealcoating, Inc. and Environmental Construction, Inc. both had mathematical errors which decreased the total overall bid value for one and increased the total overall bid value for the other, but did not change their standings in relationship to all bids received. All submitted bid proposals were found to be complete.

After the bid opening, a correspondence was received from MacGregor Excavating and Landscaping, Inc. (the perspective low bidder) in which they requested that their bid be withdrawn due to scheduling conflicts. Based upon the correspondence received from MacGregor Excavating and Landscaping, Inc. for withdrawal of their bid proposal, the bid submitted by MacGregor Excavating and Landscaping, Inc. has not been considered.

Based upon the above, the following tabulation shows the order from lowest bidder, the name of the bidder, the total contract amount, and the corrected contract amount if errors were found, with the bid submitted by MacGregor Excavating and Landscaping, Inc. not being included. The engineer's estimate for the project was approximately \$250,800.00.

NAME OF BIDDER	TOTAL CONTRACT AMOUNT	CORRECTED CONTRACT AMOUNT
Woodland Manor LLC. Patterson, NY	\$193,946.00	N.A.
Scape-Tech Landscape Technology, Inc. Katonah, NY	\$218,235.00	N.A.
Green Meadows Enterprises Wallkill, NY	\$223,515.00	N.A.
Consorti Bros. Paving & Sealcoating, Inc. Newburgh, NY	\$271,110.02	\$261,110.02
GMC Construction Services, Inc. New Hampton, NY	\$272,222.00	N.A.
Maruti Construction LLC. Moonachie, NJ	\$296,545.00	N.A.
Boyce Excavating Co., Inc. Slate Hill, NY	\$332,802.79	N.A.
Environmental Construction, Inc. Stony Point, NY	\$340,917.15	\$340,929.00

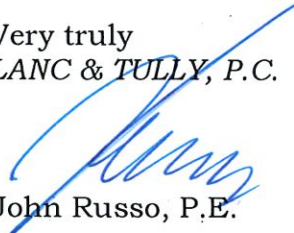
The lowest responsible bidder is Woodland Manor, LLC. with the total base bid amount of \$193,946.00.

Woodland Manor, LLC. has submitted information related to projects in which they have completed the work as outlined within the proposed project for several other municipalities. References supplied were called and checked to verify the work completed by the prospective low-bidder and were found to be acceptable. In our opinion, Woodland Manor should be considered the lowest responsible bidder based upon the submitted information and Chapter 53 of the City Code. Along with the bid, the contractor has submitted a Non-Collusive Bidding Certificate, and a Bid Bond.

It is our recommendation to the City Council to award the **Wolcott Avenue Sidewalk Replacement** project to Woodland Manor, LLC.

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
04/06/2026

Title:

Dutchess County Hazard Mitigation Plan

ATTACHMENTS

[Dutchess County Hazard Mitigation Plan: Jurisdictional Annex, City of Beacon](#)



3 JURISDICTIONAL ANNEXES

3.1 CITY OF BEACON

This jurisdictional annex to the Dutchess County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the City of Beacon with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Beacon, describes who participated in the planning process, assesses Beacon's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

3.2 HAZARD MITIGATION PLANNING TEAM

The City of Beacon identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many City departments.

Table A summarizes City summarizes local officials who participated in the development of the annex. Additional documentation of the City's planning activities through Planning Partnership meetings is included in Volume I.

Table A. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Lee Kyriacou, Mayor Address: 1 Municipal Plaza Phone Number: 845-838-5000 Email: lkyriacou@beaconny.gov	Name/Title: Chris White, City Administrator Address: 1 Municipal Plaza Phone Number: 845-838-5009 Email: cwhite@beaconny.gov
National Flood Insurance Program Floodplain Administrator	
Name/Title: Bryan Murphy, Building Inspector Address: 1 Municipal Plaza Phone Number: 845-838-5020 Email: bmurphy@beaconny.gov	
Additional Contributors	
Name/Title: Thomas Lucchesi/Chief of Fire Department Method of Participation: Provided key input in the planning process	
Name/Title: John Russo/City of Beacon Engineer Method of Participation: Provided key input in the planning process	

3.3 COMMUNITY PROFILE

3.3.1 Community Classifications

Table B summarizes classifications for community programs available to Beacon.

Table B. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Community Rating System (CRS)	No	-	-
Firewise Communities classification	No	-	-



Program	Participating? (Yes/No)	Classification	Date Classified
National Weather Service StormReady Certification	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	4/4X	8/2025
NYSDEC Climate Smart Community	Yes	Silver	September 24, 2020
NYSERDA Clean Emergency Community	Yes	9,600 points achieved	February 13, 2024
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

3.1.1 Community Profile

Land Area

The City of Beacon has a total land area of 3,029.6 acres, or 4.7 square miles. The City is bordered by the Town of Fishkill to the north, east, and south and is bordered by the Hudson River to the west. Interstate 84 and numerous state highways run near or directly through the City of Beacon.

Total Population

According to the U.S. Census, the 2020 population for the City of Beacon was 13,769 which makes up 4.7 percent of the county population.

Vulnerable Populations

Data from the 2021 American Community Survey indicates that 5.8 percent of the population is 5 years of age or younger, 13.9 percent is 65 years of age or older, 2.6 percent is non-English speaking, 8.3 percent is below the poverty threshold, and 13.2 percent is considered disabled.

General Building Stock

The City includes 5,140 total buildings valued at \$4,202,728,929 (including contents and structural replacement value). Of these, 3,559 are Residential with a total replacement value of \$2,459,419,332; 1,490 are Commercial with a total replacement value of \$968,868,498; 10 are Industrial with a total replacement value of \$114,206,075 and 81 are categorized as Government, Religion, Agricultural, and Education buildings and have a total replacement value of \$660,235,024.

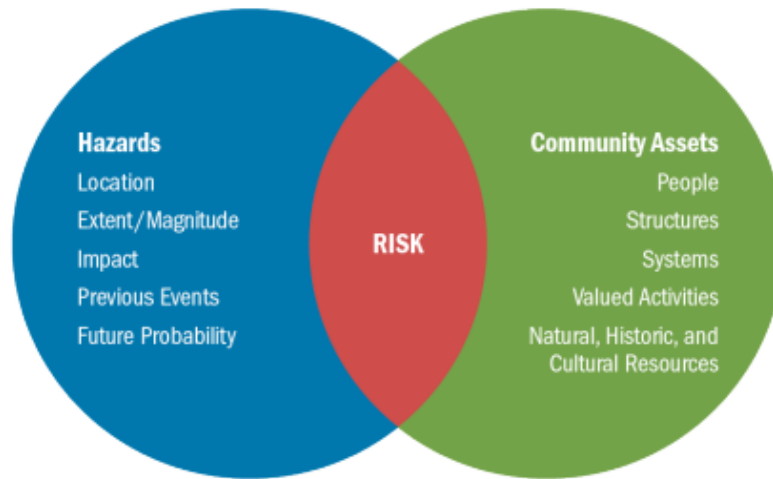
3.4 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Beacon's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

Each jurisdiction has unique assets, vulnerabilities and overall risk. A multi-jurisdictional plan needs to identify every hazard (from the whole planning area). In hazard mitigation planning, risk is the potential for damage or loss when natural hazards interact with people or assets. These assets may be buildings, infrastructure or natural and cultural resources. A risk assessment is a robust, data-driven analysis. It explains what might happen. It also finds where the local jurisdiction is vulnerable to hazards.



Each community must describe how the selected hazards affect its jurisdiction. Some hazards will have similar effects across the area: extreme temperatures, windstorms, winter weather, drought, heavy rain, etc. Some have a smaller location and will vary based on geography. Multi-jurisdictional plans must explain these differences.



Risk is the relationship, or overlap, between hazards and community assets. The smaller the overlap, the lower the risk.

3.4.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the City are shown in Figure 1 through Figure 2. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Beacon has significant exposure. The maps show the location of potential new development, where available.

Please note wildfire risk is assessed using wildland-urban interface and intermix areas. Interface is the area where human development and wildland or vegetative fuels meet. It's a transition zone between wildlands and human communities. Intermix areas are defined as a development or structure that is surrounded on two or more sides by wildlands, meaning buildings and wildland vegetations intermingle.



Figure 1. Beacon Floodplain and Sea Level Rise Area Extent and Location Map

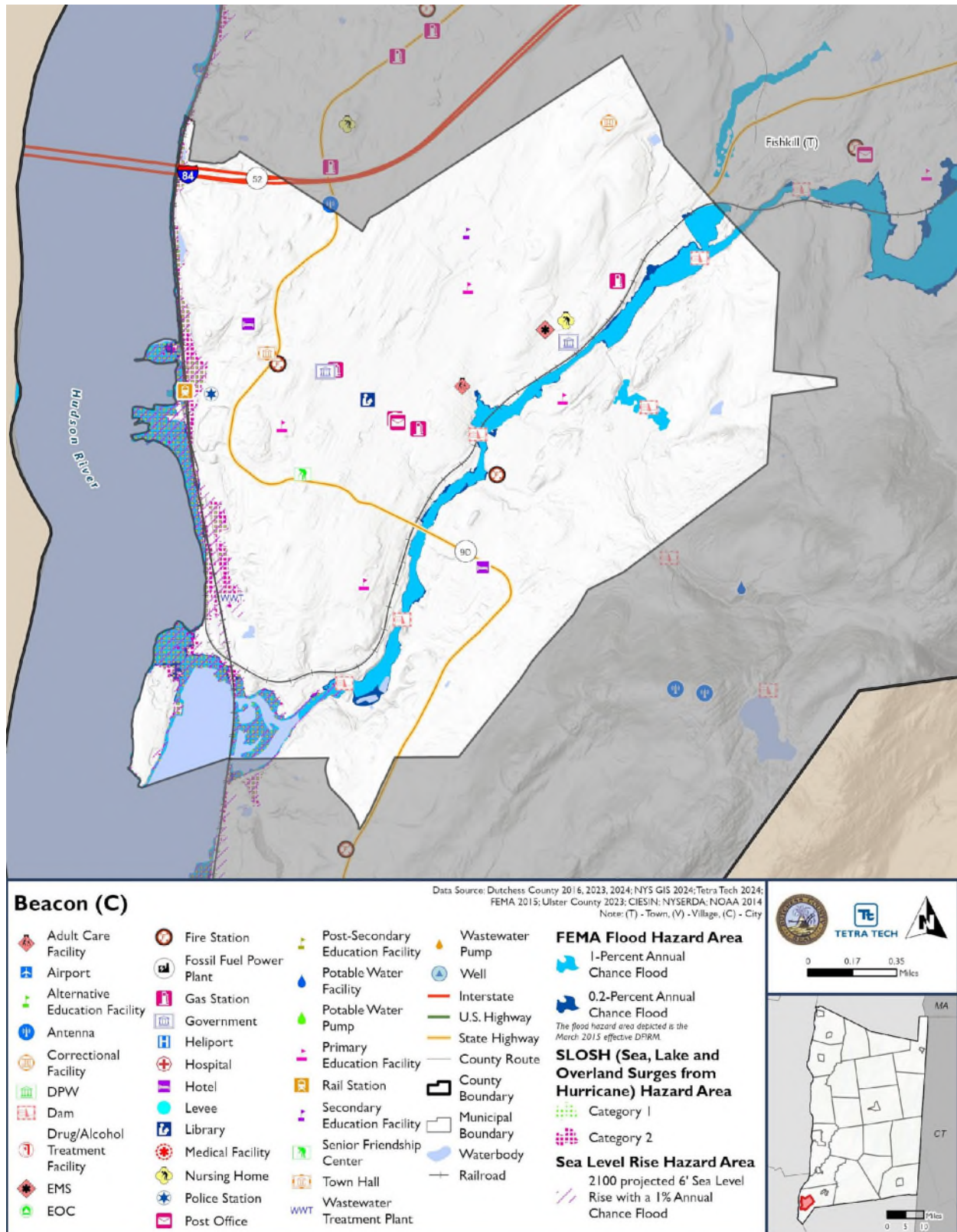
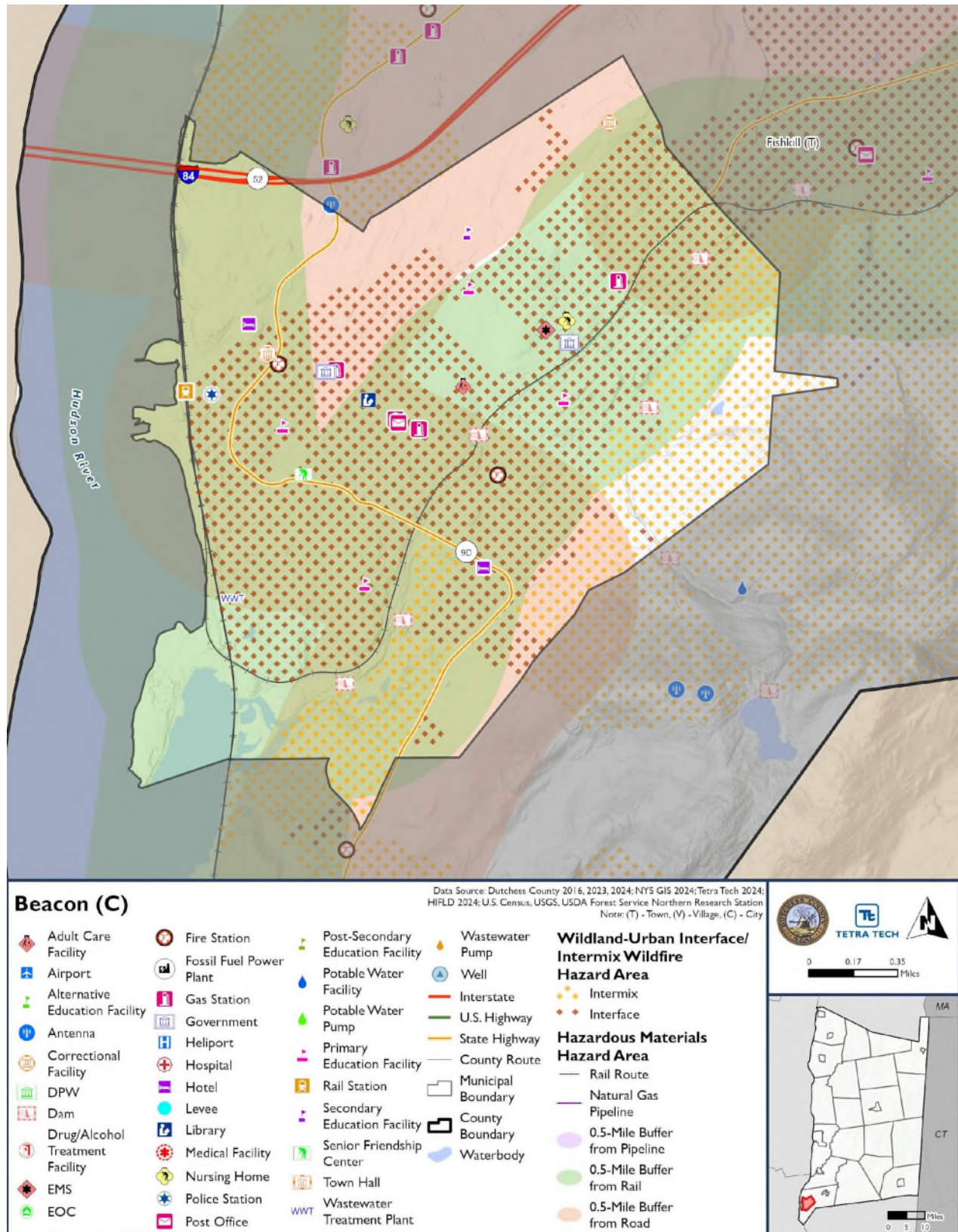




Figure 2. Beacon Hazardous Materials and Wildfire Area Extent and Location Map





3.4.2 Previous Event History

The history of natural and non-natural hazard events in Beacon is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table C and Table D provide details on loss and damage in Beacon during hazard events since the last hazard mitigation plan update.

Table C. FEMA Disaster Declarations from 2016 to 2024

Event Date	Declaration Number	Description	Disaster Declaration: Designated County	Summary of Damage and Losses in Beacon
March 14-15, 2017	DR-4322-NY	Severe Winter Storm and Snowstorm	Yes	The City experienced flooding on South Walnut Street and Jessen Pond.
May 2-August 6, 2017	DR-4348-NY	Flooding	No	The City did not incur any documented damage or losses.
August 13-15, 2018	DR-4397-NY	Severe Storms and Flooding	No	The City did not incur any documented damage or losses.
October 31-November 1, 2019	DR-4472-NY	Severe Storms, Straight-line Winds, and Flooding	No	The City did not incur any documented damage or losses.
January 20, 2020-May 11, 2023	EM-3434-NY DR-4480-NY	COVID-19 Pandemic	Yes	The City did not incur any documented damage or losses.
August 4, 2020	DR-4567-NY	Tropical Storm Isaias	No	The City did not incur any documented damage or losses.
August 18-19, 2021	DR-4625-NY	Remnants of Tropical Storm Fred	No	The City did not incur any documented damage or losses.
August 21-24, 2021	EM-3565-NY	Hurricane Henri	Yes	The City did not incur any documented damage or losses.
September 1-3, 2021	EM-3572-NY DR-4615-NY	Remnants of Hurricane Ida	Yes	The City experienced a washout on Pocket Road and flooding near Jessen Pond which led to debris clogging in culverts.
November 18-21, 2022	EM-3589-NY	Severe Winter Storm and Snowstorm	No	The City did not incur any documented damage or losses.
December 23-28, 2022	DR-4694-NY EM-3590-NY	Severe Winter Storm and Snowstorm	No	The City did not incur any documented damage or losses.
September 28-30, 2023	DR-4755-NY	Severe Storm and Flooding	No	The City did not incur any documented damage or losses.



Event Date	Declaration Number	Description	Disaster Declaration: Designated County	Summary of Damage and Losses in Beacon
July 9-10, 2023	DR-4723-NY	Severe Storm and Flooding	Yes	The City did not incur any documented damage or losses.
July 10-11, 2023	DR-4814-NY	Severe Storm, Tornadoes, and Flooding	No	The City did not incur any documented damage or losses.
August 8-10, 2024	DR-4825-NY	Remnants of Tropical Storm Debby	No	The City did not incur any documented damage or losses.
August 18-19, 2024	DR-4839-NY EM-3613-NY	Severe Storm and Flooding	No	The City did not incur any documented damage or losses.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

Table D. Hazard Event History below Disaster Thresholds in Beacon

Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Beacon
March 2, 2016	Strong Wind	Winds frequently gusted over 40 MPH throughout the day, resulting in some downed trees and power lines. A few roads were temporarily closed to repair wires and remove downed trees. The downed wires resulted in scattered power outages throughout the region, but most outages were only of a short duration.	The City did not incur any documented damage or losses.
April 3, 2016	Strong Wind	The strongest winds occurred during early afternoon hours, when winds gusted up to 55 mph at times. Numerous trees were downed across eastern New York and some of these trees blocked area roadways. As a result of the downed trees, several thousand power outages occurred, with the highest concentration across southern parts of the area.	The City did not incur any documented damage or losses.
March 9, 2020	Wildfire	A fire on Breakneck Ridge began early afternoon on Monday, March 9th near the town of Cold Spring, NY. By the morning of March 10th, 150 acres of land had burned. The fire was contained by Tuesday afternoon, March 10th. Eleven cars parked at the Breakneck parking lot were burned with no injuries reported. On March 18th, the state Department of Conservation said the fire had burned 277 acres.	The City did not incur any documented damage or losses.



Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Beacon
April 7-8, 2022	Flood	A slow-moving frontal system produced widespread heavy rainfall and flooding across eastern New York from April 7-8, 2022. Rainfall amounts between 1.50 and 3.00 inches were common, though a few localized areas received upwards of 4.50 inches. Periods of light to moderate rainfall began during the daytime hours on April 7 with the steadiest and heaviest rainfall arriving during the evening hours on April 7 into the overnight hours on April 8 before ending. This heavy rainfall led to over a dozen rivers to exceed minor flood stage with a few rivers reaching moderate flood stage. For some, it took days after the event for waters to recede	The City did not incur any documented damage or losses.



3.4.3 Local Hazard Impacts Assessment

In the table below representatives from the City of Beacon Hazard Mitigation Planning Team assessed impacts of hazards on buildings, structures, facilities, infrastructure, community assets and systems, people and the local economy.

Table E. Local Hazard Impacts Assessment

Hazard Name	Local Impacts: People, Community Services, Local Economy
Dam Failure	While there are no large-scale dams within the city limits, dam failure upstream (e.g., from the Meltingah Reservoir) could result in flash flooding in low-lying areas near Fishkill Creek. This would threaten residents, public infrastructure, and portions of Main Street and emergency access could be disrupted, and the cost of recovery could burden local resources.
Drought	Drought conditions could impact municipal water supply drawn from local reservoirs. Prolonged drought would affect firefighting capabilities, increase brush fire risks, and stress water-dependent businesses and public services (e.g., parks, cooling centers). Vulnerable populations, including the elderly and low-income residents, may be more affected by water use restrictions.
Earthquake	No known impacts. Beacon is located in a low seismic risk zone and minor tremors may occur but have historically had no significant impact on the community, infrastructure, or economy.
Extreme Temperature	High heat poses a threat to elderly residents, young children, and those with pre-existing conditions. Heat waves increase the demand for cooling centers and electric utilities. Cold extremes increase heating costs, risk of hypothermia in unhoused populations, and put pressure on local assistance programs. Both extremes strain EMS response.
Flood	Beacon has a history of localized flash flooding, particularly near Fishkill Creek and along low-lying roadways and areas near the Hudson River like the Metro-North parking lots. Flooding can disrupt traffic, damage homes and businesses, and impact utilities. Vulnerable communities in flood-prone zones often lack resources for recovery. Infrastructure like storm drains and culverts are frequently overwhelmed during intense storms.
Hazardous Materials	Hazardous materials are transported along Route 9D, and there is an active passenger rail station and line in the City. A rail or roadway incident could require evacuation, impact local schools and businesses, and strain mutual aid resources. Previous minor fuel spills have prompted multi-agency responses. Vulnerable populations near transit corridors are at greater risk.
Pandemic	During COVID-19, Beacon saw significant impacts: strain on EMS and hospital capacity, school closures, small business losses, and increased food and housing insecurity. Vulnerable populations, including the elderly, disabled, and economically disadvantaged, were disproportionately affected. Remote work and virtual schooling highlighted broadband access disparities.
Severe Storm	High winds and heavy rains from remnants of tropical systems (e.g., Ida in 2021) have caused road closures, power outages, and property damage. Emergency services and public works are routinely strained during these events and tree and infrastructure damage is common, and recovery is costly for homeowners and the city alike.
Severe Winter Storm	Snow and ice storms impact road safety, emergency response, and school operations. Municipal snow removal places a heavy burden on works. Extended outages or impassable roads limit access to medical care and groceries.



Hazard Name	Local Impacts: People, Community Services, Local Economy
Utility Failure	Power outages from storms and aging infrastructure disrupt public services, businesses, and vulnerable residents dependent on medical equipment or refrigeration. Telecommunications failures impact coordination, and the City lacks widespread backup power systems.
Wildfire	While Beacon is not prone to large wildfires, the City's proximity to forested areas and Mount Beacon risk for brush and hillside fires, especially during drought conditions. Residential areas near wo (e.g., Mountain Avenue and Howland Avenue) are most vulnerable. Past events have required coordinated response closures.

3.4.4 Vulnerable Community Assets

In the table below representatives from the City of Beacon Hazard Mitigation Planning team assessed specific impacts to the assets included in the table below. If a community asset is not present in the municipality the Planning Team stated, 'Not Applicable.'

Table F. Vulnerable Community Assets

Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
Agriculture (Crops, Livestock, related products)	Nearby Hudson Valley farming areas may experience soil erosion, crop loss, and disrupted supply chains due to flooding and drought.	Area: Concentration of Local Businesses, Major Employers	Main Street businesses and industrial areas along Fishkill Creek are vulnerable to flooding. Wind damage may also impact operations. Beacon Hip Lofts is a mixed-use private property that has experienced basement flooding as stormwater runoff travels downhill to Fishkill Creek.
Area: Concentration of Residences	Flooding along the Fishkill Creek and in low-lying areas can impact residential basements, utilities, and access routes. High winds and ice storms can cause power outages. South Walnut Street between Beacon Street & Catherine Street, Violet Drive & Depuyster Avenue at Jessen Pond, and Pocket Road all experience flooding.	Local Roads, Highways, Culverts, Bridges	Flooding occasionally affects roads and the Hudson River waterfront resulting in some standing water. Ice storms and wind events lead to treefall and road closures. Limited redundancy in local road network.
Town/City Hall, Municipal Buildings	No known impacts	Medical Centers (non- hospital)	Beacon's urgent care facilities may experience power loss and patient access issues during severe storms.
College/University	Not applicable	Place of Worship	Several serve as informal community hubs but are not equipped with backup power or shelter infrastructure. Vulnerable to wind and snow loads.



Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
Community Centers, Parks, Recreational Sites and Local Events (economic drivers such as fairs, beaches, skiing, farming, fishing, etc.)	Riverfront parks are highly vulnerable to flooding and storm surges from the Hudson River. Beacon Farmers Market and local festivals can be disrupted by weather events.	Public Transportation including fleets, transportation infrastructure (i.e., railroads, signals, bus/train stops etc.), mobile asset and equipment storage, critical public transit routes, Airport(s)	The Beacon Metro-North station is a critical asset but vulnerable to river flooding and power disruptions. The County municipal bus system would be affected due to street closures. Some commuter routes were also disrupted during snowstorms.
Cultural/Historic Buildings/Sites	Historic Main Street structures are susceptible to wind and water damage due to aging construction. Prolonged outages may impact museum and gallery operations.	Schools (K- 12)	Flooding and snow events can disrupt operations.
Elder-care Facilities	Vulnerable to power outages from wind and ice storms reserves, but most have generators.	Utilities	Above-ground electrical lines are vulnerable to wind and ice. Substations near water sources may be at risk of flood damage. Cellular and internet service may degrade during extended power outages.
Fire/Police Stations	Fire Department headquarters and police department have fixed backup generators and are operationally resilient. Stations do not currently serve as designated community shelters.	Wastewater Treatment Plants	The Beacon Wastewater Plant is located in a low-lying area of the City and could be prone to flooding. It has a backup generator but limited flood hardening.
Gas Stations, Grocery Stores, Supermarkets	Power outages can impact fuel availability and refrigeration, disrupting critical supply chains. Limited generator capacity among private operators.	Water: Drinking Water Resources	The City draws water from surface reservoirs which are vulnerable to drought and contamination from runoff. The treatment plant has emergency backup power
Hospitals	No hospital is located within Beacon. Ambulance access may be affected by road closures or weather conditions.	Other	Not applicable



3.4.5 Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I.

The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Impacts from a particular hazard may have decreased due to an implemented project or relocation of an asset that was previously at risk. Alternatively, risk may have increased because population has increased in a hazard prone area.

Table G. Hazard Ranking

Hazard Name	Previous Plan – Hazard Ranking	Frequency (2016 – present): Increased, Decreased, Stayed the Same	Impacts (2016 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2016 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	2025 Hazard Ranking
Dam Failure	-	Stayed the same	Stayed the same	No failures have occurred. Mount Beacon Reservoirs were rehabilitated and strengthen in 2022-2023. Melzingah Reservoir Dam will be rehabilitated with increased spillway capacity in 2027.	Decrease	Medium
Drought	High	Increased	Increased	Warmer seasons and extended dry periods have put stress on the surface water supply. Reservoir levels have dropped lower than normal in recent years.	Increase	High
Earthquake	Medium	Stayed the same	Stayed the same	No notable events since 2016. Seismic risk remains low but present. Preparedness remains limited, especially in older buildings.	Stay the same	Medium
Extreme Temperature	Medium	Increased	Increased	Hot days above 90°F and cold snaps have both increased. Vulnerable populations are impacted more, and cooling/heating center needs are rising.	Increase	High
Flood	High	Increased	Increased	Increased heavy rainfall events and flash flooding near Fishkill Creek and the waterfront. Stormwater infrastructure is also aging. Hudson River storm surge remains a risk. No major events have occurred since 2016, but tidal flooding near the train station and waterfront continues during nor'easters and other significant weather events.	Increase	High



Hazard Name	Previous Plan – Hazard Ranking	Frequency (2016 – present): Increased, Decreased, Stayed the Same	Impacts (2016 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2016 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	2025 Hazard Ranking
Hazardous Materials	-	Stayed the same	Stayed the same	Ongoing risk is due to freight rail and I-84 corridor, but no significant incidents since 2016.	Stay the same	Medium
Pandemic	-	Increase	Increased	COVID-19 significantly impacted services and the economy. Highlighted gaps in PPE, continuity plans, and public communication strategies.	Decrease	Medium
Severe Storm	High	Increased	Increased	More frequent and intense thunderstorms and wind events have caused tree and utility damage, and road blockages.	Increase	High
Severe Winter Storm	High	Increased	Increased	Snowfall totals are similar to prior decades. The City remains well-equipped with plowing and salt operations.	Increase	High
Utility Failure	-	Increased	Increased	Power outages from wind, ice, and equipment failures are more common. Not all critical facilities have backup generators.	Increase	Medium
Wildfire	High	Stayed the same	Stayed the same	Risk remains isolated to brush fires on Mount Beacon. Urban area limits large-scale fire spread, though dry seasons elevate ignition risk.	Increase	Medium



3.4.6 Critical Facilities

Critical facilities and infrastructure are services and facilities that are essential to a society's basic operations, and their continuous operation is necessary for the health, welfare and economic viability of communities. These include water treatment, energy, transportation, hospitals and health care systems, police and fire services and stations, schools, and shelters. The continued operations of critical facilities and infrastructure during and following a disaster are key factors in the severity of impacts and the speed of recovery.

The table below includes an inventory of critical facilities and infrastructure for the City of Beacon. It also includes information about each asset's exposure to flood, hazardous materials, and wildfire.

Table H. Critical Facilities Flood Vulnerability

Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Metro North Police Beacon Sub-Station	Police Station	N	0.0%	N	N/A	N/A
Beacon PD	Police Station	N	0.0%	N	N/A	N/A
City of Beacon St. 1	Fire Station	N	0.0%	N	N/A	N/A
City of Beacon St. 2	Fire Station	N	0.0%	N	N/A	N/A
City of Beacon Hall	City Hall	N	0.0%	N	N/A	N/A
Hedgewood Home for Adults	Adult Care Facility	N	0.0%	N	N/A	N/A
Taconic Rehabilitation and Nursing at Beacon	Nursing Home	N	0.0%	N	N/A	N/A
Forrestal Heights	Senior Friendship Center	N	0.0%	N	N/A	N/A
Howland Public Library	Library	N	0.0%	N	N/A	N/A
Beacon Post Office	Post Office	N	0.0%	N	N/A	N/A
Beacon Volunteer Ambulance Corp	EMS	N	0.0%	N	N/A	N/A
Beacon Rail Station	Rail Station	N	0.0%	N	N/A	N/A
Beacon Wastewater Treatment Plant	Wastewater Treatment Plant	N	0.0%	N	N/A	N/A
Mount Beacon Bed & Breakfast	Hotel	N	0.0%	N	N/A	N/A
Botsford Briar	Hotel	N	0.0%	N	N/A	N/A
Beacon Central Gas & Deli	Gas Station	N	0.0%	N	N/A	N/A
Beacon Quick Mart / Mobil	Gas Station	N	0.0%	N	N/A	N/A
Main Street Mini Mart / Gasline	Gas Station	N	0.0%	N	N/A	N/A
Okra Food Mart / Citgo	Gas Station	N	0.0%	N	N/A	N/A
DOH - Beacon District Office	Government	N	0.0%	N	N/A	N/A
Human Resources - Beacon Office	Government	N	0.0%	N	N/A	N/A



Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Hedgewood Mental Health Clinic Satellite	Government	N	0.0%	N	N/A	N/A
Probation - Southern Dutchess Unit	Government	N	0.0%	N	N/A	N/A
Fishkill Correctional Facility	Correctional Facility	N	0.0%	N	N/A	N/A
Rombout Middle School	Primary Education Facility	N	0.0%	N	N/A	N/A
Beacon High School	Secondary Education Facility	N	0.0%	N	N/A	N/A
J.V. Forrestal Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
South Avenue Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
Sargent Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
Glenham Dam	Dam	Y	0.4%	Y	N/A	Action 2025-BeaconC-12.
New York Rubber Co Dam	Dam	Y	52.5%	Y	N/A	Action 2025-BeaconC-12.
Conkling Dam	Dam	Y	1.0%	Y	N/A	Action 2025-BeaconC-12.
Braendly Fishkill Dam	Dam	N	0.0%	N	N/A	N/A
Tuck Dam	Dam	Y	18.6%	Y	N/A	Action 2025-BeaconC-12.
Verizon CO (VZ-NY58293)	Tier II Facility	N	0.0%	N	N/A	N/A
Verizon CO (VZ-NY58293)	Tier II Facility	N	0.0%	N	N/A	N/A
404 Main Street - Beacon	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A



Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Beacon WWTP - Evoqua Water Technologies LLC Operator	Tier II Facility	N	0.0%	N	N/A	N/A

Source: Dutchess County 2016, 2023, 2024; NYS GIS 2024



3.4.7 Dams

The table below includes all Dams in the City of Beacon. This dam data is sourced from NYSDEC's inventory of dams and lists selected attributes of each dam. The dam classification (high, medium or low) corresponds to dam hazard classifications:

- **Class A: Low Hazard** - Dam failure may cause relatively minor economic or environmental damage.
- **Class B: Intermediate Hazard** - Dam failure may cause significant economic or environmental damage, but loss of life is not expected. There are about 570 Intermediate Hazard dams in New York.
- **Class C: High Hazard** - Dam failure may cause loss of life or other severe consequences. There are about 427 High Hazard dams in New York.
- **Class D: No Hazard** - Dams which have failed or have been removed and no longer present a risk.

In 2019, the Federal Emergency Management Agency (FEMA) announced the High Hazard Potential Dam (HHPD) Rehabilitation Grant Program, which has the potential to enhance New York's Dam Safety Program by providing technical, planning, design, and construction assistance in the form of grants for rehabilitation of eligible High Hazard Potential Dams (Class C dams).

Class C, or High Hazard Potential dams, are attributed to any dam whose failure or mis-operation will cause loss of human life and significant property damage. However, dams with other Classifications may still present real and present risks to people and property.

Table I. Dams Located in the City

State ID	Name	River Name	Owners	Owner Type	Purposes	Classification
213-0534A	New York Rubber Co Dam	Fishkill Creek	Sisters Properties LLC	Private	Other	Low Hazard Dam
213-0534B	Tuck Dam	Fishkill Creek	Beacon 248 Holdings LLC	Private	Other	Low Hazard Dam
212-1134	Conkling Dam	TR-Fishkill Creek	Jessen Park Home Owners Association	Private	Recreation	Low Hazard Dam
212-4733	Braendly Fishkill Dam	Fishkill Creek	10 BOULEVARD LLC, EAST MAIN MILLS LLC	Private	Other	Intermediate Hazard Dam
213-5959	Pocket Dam	Dry Brook	City of Beacon	Local Government	Water Supply - Primary	Low Hazard Dam
212-0553	Glenham Dam	Fishkill Creek	Enel Green Power North America Inc.	Private	Hydroelectric	High Hazard Dam

The City is copied on the updated EAP of the Glenham Dam. The dam manager frequently communicated with the City. There is also a public trail located near the dam.



3.5 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table J through Table M.

3.5.1 Development and Permitting

Table J. Development and Permitting Capability

Question	Answer
Does your municipality or the county issue building permits for development in your community?	The Building Inspector performs plumbing inspections and all other inspections that are required during various phases of construction. In addition, the required fire/property maintenance inspections of multiple dwellings, assembly and other commercial occupancies are conducted by Building Department personnel.
What is your process for tracking building permits?	New development of renovation can be tracked within the Building Department software.
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes, New development of renovation can be tracked within the Building Department software.
Does your community have a buildable land inventory? If yes, please describe.	The City of Beacon comprises approximately 3,109 acres. At the time of the last comprehensive plan update (2017) 407.8 acres, or 13.1% of the land area was vacant. 830.9 acres, or 26.7% of the land area, is occupied by 1 Family residential. 1,107.9 acres (35.6%) are occupied by institutional or utility land uses. Open space and parkland occupy 368.4 acres (11.9%). The remaining 394 (12.7%) acres are comprised of mixed-use, multi-family, commercial, and industrial development.

Table K. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2016				
Total Permits	14	1	1	16
Permits within SFHA	0	0	0	0
2017				
Total Permits	12	3	0	15
Permits within SFHA	0	0	0	0
2018				
Total Permits	5	4	0	9
Permits within SFHA	0	0	0	0
2019				
Total Permits	25	0	1	26
Permits within SFHA	0	0	0	0
2020				



	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
Total Permits	4	1	0	5
Permits within SFHA	0	1	0	0
2021				
Total Permits	5	3	1	9
Permits within SFHA	0	1	0	0
2022				
Total Permits	3	3	1	7
Permits within SFHA	0	0	0	0
2023				
Total Permits	10	1	0	11
Permits within SFHA	0	0	0	0
2024				
Total Permits	12	2	6	20
Permits within SFHA	0	0	0	0

SFHA = Special Flood Hazard Area (1% flood event)

Table L. Recent Major Development and Infrastructure from 2016 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
Edgewater	Apartments	246	Edgewater Pl. 5955-19-615029,579035,570022,561009,604016	None Identified	4 buildings complete, 4 more to be developed
West End Lofts	Apartments	98	5954-26-688931,708967	None Identified	Completed
The View	Residential	42	5954-26-660924	None Identified	Completed
Beacon Lofts	Apartments	89	6055-04-579148	None Identified	Completed
248 Tioronda	Apartments	64	5954-16-993482	None Identified	2 buildings complete,
16 W Main St	Apartments	62	5954-25-616969	None Identified	Tree removal permit issued

Table M. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
45 Beekman	Mixed-Use	62 Residential and 14,892 sqft commercial	5955-19-706012,5954-26-689990,5954-26-781983	None Identified	Approval process/public hearings



3.6 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table A is responsible for maintaining this information.

3.6.1 NFIP Statistics

Table N summarizes the NFIP policy and claim statistics for Beacon.

Table N. Beacon NFIP Summary of Policy and Claim Statistics

Community Number	360217#
# Policies	29
# Claims (Losses)	34
Total Loss Payments	\$300,683.53
# Repetitive Loss Properties (NFIP definition)	3 (one Single Family and two Other Non-Residential)
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties	0

Note: The three RL properties identified in the City of Beacon include one "single-family" structure and two "other non-residential" structures

NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.

FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.

Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.

Source: FEMA National Flood Insurance Program 2024

3.6.2 National Flood Insurance Program (NFIP) Flood Vulnerability Summary

The HMP Team provided information on participation in and continued compliance with the NFIP in the table below.

Table O. NFIP Summary

NFIP Topic	Comments
Describe areas prone to flooding in your jurisdiction.	1.South Walnut Street between Beacon Street & Catherine Street 2.Violet Drive & Depuyster Avenue at Jessen Pond 3.Pocket Road
Who is the Community Floodplain Administrator (FPA)? Do they serve any roles other than FPA? Do they have adequate training and capacity for this role?	Bryan Murphy Building Inspector has adequate training



NFIP Topic	Comments
What local department is responsible for floodplain management?	Building Department
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 123 Flood Damage Prevention
What is the date that your flood damage prevention ordinance was last amended?	Adopted April 16, 2012.
When was the latest effective Flood Insurance Rate Map (FIRM) adopted, if applicable?	April 16, 2012
Explain NFIP administration services (e.g., permit review, inspections, engineering capability, GIS, etc.)	Permit review for new structures, provide education for property owners with questions regarding SFHA's and monitor SFHA's during storm events to monitor water levels / flooding.
What are the barriers to running an effective NFIP program in your community, if any?	None
Does your floodplain management staff need any assistance or training to support its floodplain management program? If yes, what type of assistance/training is needed?	No
How do you make Substantial Damage determinations? What is the process to make sure these structures are brought into compliance?	Determinations follow FEMA's 50% Rule. Local officials assess damage and require compliance with elevation and construction standards.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	If the cost of improvements exceeds 50 percent of the market value of the structure
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None
Does the community track the number of buildings in the floodplain? If so, how many structures are in special flood hazard area (SFHA)?	No



NFIP Topic	Comments
How many structures (residential and non-residential) are exposed to flood risk within the community outside of the regulatory maps?	Unknown
Does the community maintain elevation records? If yes, please describe.	Only if supplied by land owner
Describe any areas of flood risk with limited NFIP policy coverage.	Unknown
How does the community teach property owners or other stakeholders about the importance of flood insurance?	If a resident applies for a permit in the floodplain.
What digital sources (like the FEMA Map Service Center, National Flood Hazard Layer) or non-regulatory tools does your community use?	Parcel Access
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Project which are reviewed by the Planning Board which are located within a SFHA are reviewed and approved with the least amount of impact to the flood areas possible.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	CAC: March 25, 1996 CAV: October 20, 2020



3.7 JURISDICTIONAL CAPABILITY INVENTORY AND ASSESSMENT

Beacon performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Beacon to identify opportunities for integrating mitigation concepts into ongoing City procedures.



3.7.1 Planning and Regulatory Capability and Integration

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Ordinances

The HMP Team inventoried its existing ordinances against the full capability list of hazard mitigation-related capabilities and the absence of other kinds of ordinances was not considered a gap in local capabilities. There are also many county-level capabilities that are inclusive of and available to the jurisdiction. The table below summarizes the ordinances currently in place at the local level.

Table P. Ordinances

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Building Codes	Yes, Ch. 119: Uniform Fire Prevention and Building Code 12/5/2022	The building codes are strictly enforced to make new and renovated buildings as prepared as possible for hazard related incidents. The chapter includes a provision to allow the building inspector to make emergency repairs to protect the health, safety and welfare of the residents.	Building Department and Code Enforcement
Environmental Protection Ordinance	Yes, Ch. 107: Environmental Quality Review Ch. 179: Sewers Ch. 189: Storm Sewers Ch. 190: Stormwater Management and Erosion and Sediment Control Ch. 203: Trees, Shrubs and Grass Ch. 204: Sand and Gravel Excavation and Tree Removal	The City of Beacon's Code includes requirements and standards for the review of environmental impacts, as well as restrictions to prevent environmental impacts. These sections include prohibitions on tree removals, excavation and grading, and discharge of stormwater and sewer in order to reduce/limit the impacts on the environment.	City Council, Planning Board, Building Department and Code Enforcement
Flood Damage Prevention Ordinance	Yes, Ch. 123: Flood Damage Prevention-7/2012	It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to: Regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities; Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; Control filling, grading, dredging and other development which may increase erosion or flood damages; Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and	City Council, FPA



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
		Qualify for and maintain participation in the National Flood Insurance Program.	
Municipal Separate Storm Sewer System (MS4)	Yes, LL#14 of 2007	Program coordination	Building, Highway Dept.
Natural hazard specific ordinance (stormwater, steep slope, wildfire)	Yes, Amended 3-1-2004 by L.L. No. 2-2004; 9-3-2024 by L.L. No. 7-2024	§ 223-16 Wetlands and watercourses; hilltops, ridgelines and steep slopes. A. Alteration of wetlands or water courses. In any district, no alter	Yes
Real Estate Disclosure Requirements	Yes, Property Condition Disclosure Act, NY Code - Article 14 §460-467	In addition to facing potential liability for failing to disclose under the exceptions to “caveat emptor,” a home seller must make certain disclosures under the law or pay a credit of \$500 to the buyer at closing. While the PCDA requires a seller to complete a standardized disclosure statement and deliver it to the buyer before the buyer signs the final purchase contract, in practice, most home sellers in New York opt not to complete the statement and instead pay the credit.	NYS Department of State, Real Estate Agent
Site Plan Code	Yes, Ch. 223: Zoning-2/19/2013	The Planning Board shall take into consideration the recommendations of the City Comprehensive Plan, the proposed location, height and bulk of buildings, traffic circulation within and without the site, provision of off-street parking spaces, exterior lighting, buffer areas and other open spaces as well as drainage improvements and taking various hazards into consideration.	Planning Board
Stormwater Management Code	Yes, Ch 190: Stormwater Management and Erosion and Sediment Control- 11/19/2007	The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within this jurisdiction	City Council, City of Beacon Stormwater Management Officer
Subdivision Code	Yes, Ch. 195: Subdivision of Land-5/3/2004	The City's Planning Board is tasked with site plan/subdivision review. The Planning board pays special attention to ensure that developments mitigate the issues associated with flooding or steep slopes.	Planning Board
Wellhead Protection/Water Restriction	Yes, Chapter 224: Drought Emergency Plan-3/4/2002	Due to a significant shortfall of precipitation, a major leak, a system failure, or excessive consumption beyond the capacity of the system, etc., and as a result of the above unless consumption of water in the City of Beacon water system is substantially reduced the water system will be unable to supply sufficient potable water to meet the basic needs of the citizens of the City of Beacon	City Administrator and Department of Public Works
Zoning/Land Use Code	Yes, Ch. 223: Zoning-3/21/1977	The City off Beacon's zoning code includes districts and standards pertaining to the mitigation of hazards. These sections include the Wetlands and watercourse; hilltops, ridgelines and steep slopes section and the Flood- prone areas section. The zoning code also includes standards for	Planning Board



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
		erosion and sediment control, wetland and watercourse protection, and steep slope regulations.	

Plans

The HMP Team inventoried its existing plans against the full capability list of hazard mitigation-related capabilities and the absence of other kinds of plans was not considered a gap in local capabilities. There are also many county-level capabilities that are inclusive of and available to the jurisdiction. The table below summarizes the plans currently in place at the local level.

Table Q. Plans

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Climate Adaptation / Resilience Plan	Yes, Beacon Sustainability and Climate Resilience Vision – 12/3/2020	The Sustainability and Climate Resilience Vision gathers community input on what a sustainable and climate-resilient city would look like in the future. Outreach for the visioning process gathered information on climate hazards experienced by Beacon residents. Future vulnerability projections were not included.	Cornell Cooperative Extension Dutchess County, City of Beacon, Green Beacon Coalition
Comprehensive Plan	Yes, 12/17/2007	The City completed a Comprehensive Plan, which included the identification of natural hazard risk areas like floodplains, wetlands, and steep slopes, as well as land use and zoning recommendations for managing those risks. It also includes the identification of the manmade hazard risks associated with the Indian Creek Power Plant.	City Council, Planning Board
Continuity of Operations Plan	Yes	The benefits of COOP planning include the ability to: anticipate events and necessary response actions, improve performance through the identification of agency essential functions that must be supported in an emergency, and improve communication to support essential functions throughout the agency.	New York State Defense
Capital Improvement Plan	Yes, 7/25/2014	A Capital Improvement Plan (CIP) offers several benefits that are crucial for effective community planning and fiscal management.	Planning Board
Comprehensive Emergency Management Plan (CEMP)	Yes	The Emergency Management Committee shall prepare and provide for updating a comprehensive emergency management plan for the protection of the residents of the City of Beacon in the event of a public disaster.	Chief of Police, Emergency Management Plan Committee
Emergency Operations Plan	Yes	The benefits of an Emergency Operations Plan (EOP) are numerous and crucial for the safety and preparedness of organizations and communities.	Planning Board
Local Waterfront Revitalization Plan	Yes, 2011	LWRP revised plan	Planning Board



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Open Space Plan	No	The City has an Open Space Inventory, which will help the City to prioritize conservation of high value open space parcels.	Planning Board
Public Health Plan	Yes	Public health plans offer a range of benefits that contribute to the overall well-being of individuals and communities.	Planning Board
Stormwater Management Plan	Yes	Planning for long-term stormwater management can create opportunities for communities to use stormwater as a resource, invest in resilient infrastructure, revitalize waterways, and introduce green space to make communities more enjoyable and welcoming.	Planning Board
Other:	Yes, City of Beacon 2021-2030 Government Operations Climate Action Plan (GOCAP) – Draft for Comment released June 2024	GOCAP sets out actions focused on the major sources of GHG emissions in Beacon's infrastructure and operations, as identified in the City's corresponding 2021 Inventory (published in November 2023). The plan provides objectives and strategies in focus areas through which Beacon can achieve GHG reductions, specifically buildings, vehicles, solid waste, and water and wastewater treatment.	City Administrator and Climate Action Committee

3.7.2 Administrative and Technical Capability

The HMP Team inventoried its existing Administrative and Technical Capabilities against the full capability list of hazard mitigation-related capabilities and the absence of other staff was not considered a gap in local capabilities. There are also many county-level administrative capabilities that are inclusive of and available to the jurisdiction. The table below summarizes staff and personnel resources at the local level.

Table R. Administrative and Technical Capabilities

Capability Type	In Place in Municipality	Comments
Chief Building Official	Yes	-
Civil Engineer	Yes	-
Construction/Building/Code Enforcement Department	Yes	The City of Beacon Building Department reviews permit applications and plans necessary for the issuance of permits for any work that must conform to the Uniform or Energy Code.
Economic Development Commission/Committee	Yes	The Finance department is responsible to maintain the accounting system of the City. Responsibility includes appropriately and accurately recording all inflows and outflows of monies in accordance standards set forth by City Charter, the Office of State Comptroller and Generally Accepted Accounting Principles as well as applicable General Municipal and Local Finance Law.



Capability Type	In Place in Municipality	Comments
Emergency Management/Public Safety Department	Yes	Police Chief, Fire Chief, City Administrator
Environmental Board/Commission	Yes	Conservation Advisory Committee
Environmental Specialist	Yes	The City uses environmental consultants as needed.
Maintenance Programs to Reduce Risk	Yes	Disaster Preparedness Committee within Beacon Fire Department
Mutual Aid Agreements	Yes	Fire Department, Police Department (pending with County)
Open Space Board/Committee	Yes	Conservation Advisory Committee/Planning Board
Personnel skilled or trained in website development	No	The City contracts with Dutchess County to develop and host its website. The City can post on the site.
Planning Board	Yes	The Planning Board is charged with making recommendations to the Mayor and the City Council on all matters affecting the physical development of the City of Beacon, including consulting on the comprehensive plan and its implementation.
Planner or Engineer with knowledge of land development and land management practices	Yes	Code Enforcement, Planning Board, Planning Consultant, City Engineer
Planners or engineers with an understanding of natural hazards	Yes	City Engineer
Professionals or Engineers trained in construction practices related to buildings and/or infrastructure	Yes	Building Inspector and City Engineer
Public Works/Highway Department	Yes	The Highway Department is responsible for maintaining the city streets and parks and for managing curbside trash collection. This Department also maintains and cleans annually catch basins and storm water outflows.
Zoning Board of Appeals	Yes	The City of Beacon Zoning Board of Appeals hears and determines appeals from administrative decisions, petitions for variances and such other matters as may be required by the City Council or by the laws of New York State.

3.7.3 Fiscal Capability

The table below summarizes financial resources available to Beacon.



Table S. Fiscal Capabilities

Capability Type	Is/has this funding capability been used since 2016? If yes, please describe
Community Development Block Grants (CDBG, CDBG-DR)	Yes. CDBG funding has been used for public facilities projects.
Capital improvement project funding	Yes. The City adopts a 5-Year Capital Program each year.
Authority to levy taxes for specific purposes	Yes. The City was authorized to implement a Hotel Occupancy Tax.
User fees for water, sewer, gas, or electric service	Yes, the city collects fees for water and sewer service
Impact fees for homebuyers or developers of new development/homes	Yes, the city collects recreation fees from certain developments.
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes. Bonding is used to fund certain large projects in the Adopted Capital Programs.
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other Federal (non-FEMA) funding programs	No
FEMA funding programs	Yes. The City accessed Disaster Assistance Funding for flooding in September 2021.
Other State funding programs	No
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

3.7.4 Education and Outreach Capability

The table below includes education and outreach programs and methods already in place that could be used to carry out mitigation activities and communicate information about hazards.

Table T. Education and Outreach Capabilities

Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Community Newsletter	No
Hazard awareness campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	Yes, City provides information in relation to hazardous waste disposal events



Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Hazard mitigation information available on your website	No
Local News	Yes. The City maintains a local news distribution list for updates (e.g., drought emergencies)
Natural disaster/safety programs in place for schools	Yes, The City conducts safety trainings on fire hazards and bike safety.
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes. The City has contacts at the major low-income housing developments in the City.
Public information officer or communications office	Yes, The City Administrator and Deputy City Administrator coordinate public information through website and social media.
Social media for hazard mitigation education and outreach	Yes, The City has a Facebook page administered by the City Administrator and Mayor's Office
Warning systems for hazard events	Yes, The City contracts with a warning notification system through Rave Mobile Safety



3.7.5 Hazard Capability Assessment

Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. The HMP Team ranked the local government's capability to address risks and impacts of each hazard based on the risk and capability assessments performed above.

- **Strong:** Capacity exists and effectively manages the impacts of this hazard.
- **Moderate:** Capacity exists but is not used or needs some improvement.
- **Weak:** Capacity exists and needs substantial improvement
- **None:** Capacity does not exist.
- **N/A:** This hazard is not a risk to my community.

Table U. Hazard Capability Ranking

Hazard	Strong, Moderate, Weak, None, N/A
Dam Failure	Moderate – The city is downstream of the Mount Beacon Reservoir and Pocket Dams. These Dams were rehabilitated in 2022-2023 with increased spillway capacity to make them more resilient to extreme weather events.
Drought	Moderate– The municipal water system relies on surface reservoirs and wells that are vulnerable to prolonged dry conditions. There are limited conservation measures and public awareness efforts in place.
Earthquake	Moderate – Seismic risk is low to moderate. While newer buildings follow modern codes, older structures may not be retrofitted, and earthquake-specific response plans are limited.
Extreme Temperature	Moderate – The City has some designated cooling/warming centers, but not all have backup power. Outreach to vulnerable populations (e.g., seniors) could be strengthened.
Flood	Weak – Low-lying areas near Fishkill Creek and the Hudson are vulnerable. There is some flood mapping and awareness, but infrastructure upgrades and buyout/mitigation programs are limited
Hazardous Materials	Moderate – Risk exists due to rail and road transport corridors. The Beacon Fire Department has response protocols but relies heavily on mutual aid and county resources.
Pandemic	Moderate – COVID-19 revealed both strengths and gaps. While coordination improved during the pandemic, long-term preparedness planning and resource stockpiling are still evolving.
Severe Storm	Moderate – Risk exists due to rail and road transport corridors. The Beacon Fire Department has response protocols but relies heavily on mutual aid and county resources.
Severe Winter Storm	Strong – The city is well-practiced in response to high wind and heavy rain events. Emergency services and DPW are experienced and responsive, though aging infrastructure poses risk.
Utility Failure	Moderate – While many public facilities have backup generators, some critical infrastructure and private-sector services (e.g., gas stations, supermarkets) lack redundancy.
Wildfire	N/A – The risk of wildfire is minimal in Beacon due to the urbanized landscape and lack of large, forested areas, though brush fires on Mount Beacon may occur occasionally.



3.8 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

3.8.1 Past Mitigation Action Status

The tables below indicate progress on the City's mitigation strategy identified in the 2016 HMP. Actions that are still recommended but not completed or that are in progress are carried and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

Status of Previous Mitigation Actions

BeaconC-01—Complete needed infrastructure upgrades	
Hazards Addressed	Severe Storm, Severe Winter Storm, Flooding, Earthquake
Lead Agency / Department	City Highway Department
Supporting Agency / Department	NYSDOT
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Complete needed infrastructure upgrades, including other small bridges with known vulnerabilities within the City
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-

**BeaconC-02—Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction.**

Hazards Addressed	All Hazards
Lead Agency / Department	Emergency Management Plan Committee
Supporting Agency / Department	-
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-



BeaconC-03—Promote Disaster-Resistant Development	
Hazards Addressed	Flood
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Promote Disaster-Resistant Development: Maintain good standing in the National Flood Insurance Program
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Ongoing
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	-

BeaconC-04—Ensure that future comprehensive plan updates incorporate natural disaster mitigation	
Hazards Addressed	All Hazards
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process.
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Update will occur in 2027. The City will include hazard mitigation strategies and considerations in the planning process.
If discontinue, explain why	-



BeaconC-05—Educate residents about driving in winter storms and handling winter-related health effects	
Hazards Addressed	Winter Storm
Lead Agency / Department	Highway Department
Supporting Agency / Department	Building Department
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Educate residents about driving in winter storms and handling winter-related health effects
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-

BeaconC-06—Review existing emergency response plans for enhancement opportunities	
Hazards Addressed	All Hazards
Lead Agency / Department	Emergency Management Plan Committee
Supporting Agency / Department	-
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Review existing emergency response plans for enhancement opportunities: work with social support agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities.
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	
If discontinue, explain why	

**BeaconC-07—Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1.**

Hazards Addressed	All Hazards
Lead Agency / Department	City of Beacon Fire Department
Supporting Agency / Department	-
Action Location	City of Beacon Fire Department Station
Summary of Original Problem Summary of Solution (Project)	Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Fire houses have been consolidated into a single station at Tompkins Hose Fire House (Station No. 2). The other fire stations have been closed, and the single station has a fully-functional backup generator.

BeaconC-08—Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements.

Hazards Addressed	All Hazards
Lead Agency / Department	City of Beacon Fire Department
Supporting Agency / Department	-
Action Location	City of Beacon Fire Department
Summary of Original Problem Summary of Solution (Project)	Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Fire houses have been consolidated into a single station at Tompkins Hose Fire House (Station No. 2). The other fire stations have been closed, and the single station has a fully-functional backup generator.



BeaconC-09—Hiddenbrooke	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Hiddenbrooke
Summary of Original Problem Summary of Solution (Project)	The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Ongoing
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	City clears debris out of the Dry Brook to maintain its capacity to convey water.



BeaconC-10—Jessen's Pond	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Jessen's Pond
Summary of Original Problem Summary of Solution (Project)	Jessen's Pond would be dredged of all sediment to increase storage capacity of the pond, and a new outlet control structure would be installed to maintain levels within the pond to ensure capacity exists during heavy rainfall events. Costs would include engineering, surveying, contaminated soils, testing, permitting, etc.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinued
If include, revise/reword as appropriate	-
If discontinue, explain why	The pond is privately owned. The city maintains public infrastructure (i.e., culvert) that feeds the pond. Dredging is not anticipated and would likely not provide sufficient increased storage capacity in high rainfall events.

BeaconC-11—Tioronda Drainage Improvements	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Tioronda
Summary of Original Problem Summary of Solution (Project)	Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Project is completed



BeaconC-12—South Walnut Street Drainage	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	South Walnut Street
Summary of Original Problem Summary of Solution (Project)	Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Proposed - Not Started Apprx. \$1.5M. Minor standing water and minimal impacts to yards does not pass current BCA considerations given limited City resources.
If discontinue, explain why	-

BeaconC-13—Riverfront Park	
Hazards Addressed	Severe Storm, Severe Winter Storm, Flooding, Earthquake
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	Riverfront Park
Summary of Original Problem Summary of Solution (Project)	Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Complete
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Project is complete. This project was accomplished using riprap shore reinforcement. The City installs stone riprap as needed.



3.8.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 2-1, Beacon identified the following mitigation efforts completed since the last HMP:

- In recent years the city has invested in maintaining and improving its stormwater and other infrastructure so that flooding events are less impactful and damaging. Due to this proactive posture and management, the City has experienced decreased flood impacts.
- Clean and repair hundreds of storm drains annually.
- The City upsizes culverts when they are being replaced or reconstructed.
- Strong planning process means the City is building in the right places in the right way. City attorneys are well versed in land use regulations and the City Engineer; City Planner and the Building Inspector are all included in key development decisions are being made. Floodplain and floodway, stormwater and sewer infrastructure are factored. When new development and redevelopment is underway the City is proactive in making the development more resilient and. Incremental approach has been very successful.
- Not many streams, creeks, tributaries etc. Stormwater is well managed via the City's stormwater infrastructure.

3.8.3 Identified Issues

The City of Beacon has identified the following vulnerabilities within their community for mitigation strategy development:

- Several bridges within the City have known structural vulnerabilities that pose risks during natural hazard events. These weaknesses could lead to service disruptions, emergency access issues, and increased recovery costs.
- Many residents may not have access to disaster preparedness information in their primary language, limiting their ability to plan effectively for emergencies.
- The current comprehensive plan does not incorporate hazard mitigation principles and does not have a strategy to streamline the consideration of the following hazards into its future development and growth: Dam failure, drought, earthquake, extreme temperature, flood, HazMat, pandemic, severe storm, severe winter storm, utility failure, wildfire.
- Many residents may be unfamiliar with safe driving practices and health precautions during severe winter storms, increasing the risk of accidents and cold-related health issues.
- Existing emergency response plans may not adequately address the needs of socially vulnerable populations, particularly in terms of timely alerts, shelter access, and coordination with support networks.
- Existing drainage infrastructure is undersized and unable to effectively manage runoff during severe storms, leading to localized flooding and property damage.
- The City's wastewater treatment plant is experiencing significant inflow and infiltration (I&I) issues, with projections indicating that the plant may exceed its capacity by a factor of 3 to 4. Groundwater and basement water are entering the sanitary sewer system through the stormwater network and other external sources, including areas outside City limits. This excess flow strains the treatment system and increases the risk of overflows and environmental impacts.
- There are flood-prone roadways in the City, including multiple roads which are located in the floodplain:
 - 1.South Walnut Street between Beacon Street & Catherine Street
 - 2.Violet Drive & Depuyster Avenue at Jessen Pond
 - 3.Pocket Road.
- The City of Beacon experiences recurrent localized flash flooding, particularly near Fishkill Creek, low-lying roadways, and areas adjacent to the Hudson River such as the Metro-North parking lots. These flood events pose significant risks to residential properties, including basement flooding and utility damage, and disrupt



access routes. Commercial establishments along Main Street and industrial zones near Fishkill Creek are especially vulnerable, threatening economic activity and public safety.

- Frequent flooding events have resulted in damages to residential properties. These properties have been repetitively flooded as documented by paid NFIP claims. The City has three repetitive loss properties, but other properties may be impacted by flooding as well.
- Glenham Dam is a Class I High Hazard Dam that is part of the Fishkill Creek. The dam is owned by the Enel Green Power North American Inc. and is a private dam. The dam was last inspected in 2001 and the condition was not rated, the risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.
- The following critical facilities are municipally owned and located in the special flood hazard area:
 - Glenham Dam – HHPD
 - New York Rubber Co Dam
 - Conkling Dam
 - Tuck Dam



3.8.4 Proposed Hazard Mitigation Actions for the HMP Update

Beacon participated in the mitigation strategy workshop and identified hazard mitigation actions to reduce the risks and impacts of hazards the community ranked as high-risk. Hazard risk ranking was specific to each community in the County and was based on quantitative (i.e., analysis of the best available data) and qualitative risk assessment processes (i.e., evaluation of previous occurrences, likelihood of future occurrences and vulnerabilities to people and community services; buildings and critical infrastructure; the natural environment and other local priorities).

Implementation of these actions are dependent upon available funding (grants and local match availability) and local capacity and may be modified or omitted at any time based on the occurrence of new hazard events and changes in local priorities.

Volume I identifies fourteen evaluation criteria for prioritizing the mitigation actions. Below, Table U provides the prioritization criteria score for each proposed mitigation action.



Action 2025-BeaconC-01. Complete Needed Infrastructure Upgrades

Lead Agency:	City DOT	
Supporting Agencies:	NYSDOT	
Hazards of Concern:	Earthquake, Flood, Severe Storm, Severe Winter Storm	
Description of the Problem:	Several bridges within the City have known structural vulnerabilities that pose risks during natural hazard events. These weaknesses could lead to service disruptions, emergency access issues, and increased recovery costs.	
Description of the Solution:	Complete needed infrastructure upgrades, including other small bridges with known vulnerabilities within the City	
Estimated Cost:	High	
Potential Funding Sources:	FEMA HMGP, Capital Improvement Budget	
Implementation Timeline:	5 or more years	
Goals Met:	1,2,3,5	
Benefits:	- Infrastructure will be protected from future hazard damages. - Ensures at least a single transportation route remains accessible to the community.	
Impact on Socially Vulnerable Populations:	Improved access and safety for all residents, especially those in areas with limited transportation options or emergency services.	
Impact on Future Development:	Supports safe and resilient growth by ensuring infrastructure can withstand future hazard events.	
Impact on Critical Facilities/Lifelines:	Protects access routes to critical facilities such as hospitals, fire stations, and shelters.	
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be vulnerable to prolonged isolation after high-water events.	
Climate Change Considerations:	Ensure the bridge structure is impervious to erosion at its base due to rising water levels.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Routine Maintenance Only	Does not address underlying vulnerabilities
	Relocate Transportation Routes	Expensive and time consuming



Action 2025-BeaconC-02. Outreach Materials - Multiple Languages

Lead Agency:	Emergency Management Plan Committee	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	Many residents may not have access to disaster preparedness information in their primary language, limiting their ability to plan effectively for emergencies.	
Description of the Solution:	Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,4	
Benefits:	Improves community-wide preparedness by ensuring all residents have access to clear, actionable information in their preferred language	
Impact on Socially Vulnerable Populations:	Directly benefits non-English speakers and underserved communities by removing language barriers to preparedness.	
Impact on Future Development:	Supports resilient community growth by embedding preparedness into public outreach and education.	
Impact on Critical Facilities/Lifelines:	Not applicable	
Impact on Capabilities:	Strengthens public education and outreach capabilities, enhancing overall emergency management effectiveness.	
Climate Change Considerations:	Supports preparedness for climate-related hazards by ensuring residents are informed about evolving risks and response strategies	
Mitigation Category	Education and Awareness Programs	
CRS Category	Public Information	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Translate materials only upon request	Reactive approach, delays access to critical information
	Rely on word-of-mouth, or community leaders	Can lead to inconsistent messaging, limited reach



Action 2025-BeaconC-03. Comprehensive Plan Update

Lead Agency:	City Council	
Supporting Agencies:	Planning Board	
Hazards of Concern:	All Hazards	
Description of the Problem:	The current comprehensive plan does not incorporate hazard mitigation principles and does not have a strategy to streamline the consideration of the following hazards into its future development and growth: Dam failure, drought, earthquake, extreme temperature, flood, HazMat, pandemic, severe storm, severe winter storm, utility failure, wildfire.	
Description of the Solution:	Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process. The next update will occur in 2027.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1	
Benefits:	This action will have the City update its comprehensive plan, which has not been updated in many years. The integration of hazard mitigation principles will present the opportunity for the City to identify areas of the City which may be impacted by hazards and plan for future land use accordingly.	
Impact on Socially Vulnerable Populations:	The inclusion of hazard mitigation principles into the comprehensive plan may include discussions on how hazard risks may impact socially vulnerable populations in the City.	
Impact on Future Development:	This action will have a direct impact on future land use in the City, as the comprehensive plan guides land use principles in the City.	
Impact on Critical Facilities/Lifelines:	Updating the comprehensive plan to include hazard mitigation principles may present an opportunity to discuss hazard risks to critical facilities and lifelines in the City.	
Impact on Capabilities:	This action will update an already existing planning capability of the City, making it more resilient.	
Climate Change Considerations:	As impacts from climate change are increasingly felt, the contents in the City's comprehensive plan will need to be updated.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Integrate hazard mitigation principles in only plan elements	The plan will miss integration opportunities in the comprehensive plan main document
	Integrate hazard mitigation principles in only comprehensive plan main document	The plan will miss integration opportunities in the plan elements



Action 2025-BeaconC-04. Winter Storms Outreach

Lead Agency:	Highway Department	
Supporting Agencies:	Building Department	
Hazards of Concern:	Severe Winter Storm, Extreme Temperatures	
Description of the Problem:	Many residents may be unfamiliar with safe driving practices and health precautions during severe winter storms, increasing the risk of accidents and extreme cold-related health issues.	
Description of the Solution:	Educate residents about driving in winter storms and handling winter-related health effects. Outreach materials can be distributed through public buildings, community centers, and online platforms.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3,4	
Benefits:	Enhances public safety by equipping residents with practical knowledge to reduce risks during severe winter weather and extreme cold events.	
Impact on Socially Vulnerable Populations:	Provides accessible information that can help protect individuals who may be more exposed to severe winter weather, such as those without reliable transportation or heating.	
Impact on Future Development:	Not applicable	
Impact on Critical Facilities/Lifelines:	Not applicable	
Impact on Capabilities:	Strengthens public education and outreach capabilities related to severe winter weather.	
Climate Change Considerations:	Addresses the potential for more frequent or intense winter storms due to changing climate patterns.	
Mitigation Category	Education and Awareness Program	
CRS Category	Public Information	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Rely solely on emergency response	Reactive and may not prevent incidents
	Post information online only	Limits access for residents without internet



Action 2025-BeaconC-05. Review Existing Emergency Response Plans

Lead Agency:	Emergency Management Plan Committee	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	Existing emergency response plans may not adequately address the needs of socially vulnerable populations, particularly in terms of timely alerts, shelter access, and coordination with support networks.	
Description of the Solution:	Review existing emergency response plans for enhancement opportunities: work with social support agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,3	
Benefits:	Improves inclusivity and effectiveness of emergency response plans, ensuring that all residents, especially those most at risk, receive timely support and access to safe shelter	
Impact on Socially Vulnerable Populations:	Directly benefits populations with limited mobility, language barriers, or economic constraints by improving access to alerts and shelter.	
Impact on Future Development:	Supports equitable and resilient community growth by embedding inclusive planning practices.	
Impact on Critical Facilities/Lifelines:	Improves coordination and access to lifelines such as shelters, healthcare, and emergency services during disasters.	
Impact on Capabilities:	Strengthens planning and coordination capabilities across agencies and community networks.	
Climate Change Considerations:	Addresses increasing frequency and intensity of hazard events by ensuring preparedness plans are inclusive and adaptable.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Rely solely on general public alerts	May not reach or be understood by all residents
	Provide shelter access without coordinated planning	Shelters may be under-resources or inaccessible



Action 2025-BeaconC-06. South Walnut Street Drainage

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	Existing drainage infrastructure is undersized and unable to effectively manage runoff during severe storms, leading to localized flooding and property damage.	
Description of the Solution:	Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP	
Implementation Timeline:	1-5 years	
Goals Met:	3,5	
Benefits:	Enhances the capacity of the drainage system to handle severe weather events, reducing flood damage and improving public safety.	
Impact on Socially Vulnerable Populations:	Reduces flood risk in areas that may be home to vulnerable populations, improving safety and access during storm events.	
Impact on Future Development:	Supports resilient development by improving infrastructure in flood-prone areas.	
Impact on Critical Facilities/Lifelines:	Protects access to roads and utilities that serve critical facilities, reducing service disruptions.	
Impact on Capabilities:	Improves local capacity to manage stormwater and respond to flood events.	
Climate Change Considerations:	Addresses increased rainfall intensity and frequency associated with climate change by upgrading infrastructure to meet future demands.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection, Natural Resource Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Increase maintenance of existing systems	Won't address the system's limited capacity during severe storms
	Install temporary flood barriers	Temporary solutions, but not sustainable long-term.



Action 2025-BeaconC-07. WWTP I&I Issues

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Extreme Temperature, Flood, Severe Storm, Severe Winter Storm, Utility Failure	
Description of the Problem:	The City's wastewater treatment plant is experiencing significant inflow and infiltration (I&I) issues, with projections indicating that the plant may exceed its capacity by a factor of 3 to 4. Groundwater and basement water are entering the sanitary sewer system through the stormwater network and other external sources, including areas outside City limits. This excess flow strains the treatment system and increases the risk of overflows and environmental impacts.	
Description of the Solution:	Conduct smoke testing of the stormwater system to identify and eliminate sources of unauthorized water entering the sanitary sewer. Complete an ongoing study to reroute stormwater out of the sanitary system and evaluate groundwater infiltration from outside the City limits. These actions will reduce I&I, preserve treatment capacity, and improve system efficiency.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	Reduces excess flow to the WWTP, minimizes overflow risks, and extends the lifespan of wastewater infrastructure.	
Impact on Socially Vulnerable Populations:	Improves sanitation reliability and reduces the risk of backups or overflows in vulnerable neighborhoods.	
Impact on Future Development:	Supports sustainable growth by ensuring wastewater infrastructure can accommodate future demand.	
Impact on Critical Facilities/Lifelines:	Protects wastewater treatment operations, a key lifeline service, from disruption during hazard events.	
Impact on Capabilities:	Strengthens local capacity to manage stormwater and wastewater systems effectively.	
Climate Change Considerations:	Addresses increased precipitation and groundwater levels associated with climate change, reducing long-term system stress.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Increase routine maintenance only	Short-term fix
	Expand capacity without addressing I&I	Costly and inefficient if I&I sources remain unaddressed



Action 2025-BeaconC-08. Flood Prone Roads

Lead Agency:	Highway Department	
Supporting Agencies:	Dutchess County Public Works	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	There are flood-prone roadways in the City, including multiple roads which are located in the floodplain 1.South Walnut Street between Beacon Street & Catherine Street 2.Violet Drive & Depuyster Avenue at Jessen Pond 3.Pocket Road.	
Description of the Solution:	The City will develop specific mitigation solutions for flood-prone road systems (roads, bridges, intersections, drainage, etc.) under the leadership of County Public Works.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Socially Vulnerable Populations:	This action will assist socially vulnerable populations whose properties are impacted by flooding along flood-prone roads.	
Impact on Future Development:	Future development in the impacted area will be less likely to be flooded.	
Impact on Critical Facilities/Lifelines:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Capabilities:	Not applicable	
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Preventative Measures	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Relocate all flood-prone road system	Not feasible
	Raise all flood prone roads	Cost prohibitive



Action 2025-BeaconC-09. Flash Flooding

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	The City of Beacon experiences recurrent localized flash flooding, particularly near Fishkill Creek, low-lying roadways, and areas adjacent to the Hudson River such as the Metro-North parking lots. These flood events pose significant risks to residential properties, including basement flooding and utility damage, and disrupt access routes.	
Description of the Solution:	To mitigate the impacts of flash flooding in Beacon, the City will conduct a flood study to identify potential mitigation actions to reduce the occurrence of flooding and flood risk when floods do occur. Once identified, cost-effective actions will be carried out.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, FMA, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	• Flood risk will be reduced in hazard prone areas. • Vulnerable communities will be identified ahead of a flood event, which will allow first responders to plan and stage resources in those areas. • Future mitigation projects may be identified that will further increase overall community resiliency to flooding and other hazard events.	
Impact on Socially Vulnerable Populations:	• Areas vulnerable to flooding will be made aware to City leadership and first responders which can place an emphasis on controlled future development. • If cost-effective mitigation actions are identified, they may be implemented in flood prone areas that could reduce their overall risk to loss of life and property.	
Impact on Future Development:	Flood insurance costs may decrease.	
Impact on Critical Facilities/Lifelines:	• Transportation routes will be more likely to remain open if flooding is mitigated along them. • Hydration systems may remain potable for community usage if projects are identified to protect the existing infrastructure from flooding.	
Impact on Capabilities:	This study will identify opportunities for mitigation funding to be spent in the areas in which it is most needed to increase resiliency and decrease damage from flood events.	
Climate Change Considerations:	Consideration should be taken to ensure any projects conducted have accounted for increased extreme rainfall events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structure Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-



	Elevating structure in flood prone areas	Costly
	Relocation of properties	Could pose financial challenges



Action 2025-BeaconC-10. Repetitive Loss Properties

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	Building Inspector	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	Frequent flooding events have resulted in damages to residential properties. These properties have been repetitively flooded as documented by paid NFIP claims. The City has three repetitive loss properties, but other properties may be impacted by flooding as well.	
Description of the Solution:	Conduct outreach to 10 flood-prone property owners, including RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information, and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, FMA, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3	
Benefits:	Eliminates flood damage to homes and residences, which creating an open space for the municipality and increasing flood storage.	
Impact on Socially Vulnerable Populations:	Removing homes from the floodplain immediately removes the risk to life and property. Socially vulnerable populations may be able to have houses elevated or acquired when it would otherwise be unaffordable.	
Impact on Future Development:	Increased outreach to homeowners within a flood prone area will limit construction in areas that are prone to hazard events. Homes may be acquired, which will remove those structures from the floodplain and prevent future development on those sites.	
Impact on Critical Facilities/Lifelines:	Removing structures from the floodplain decreases the demand on utilities and emergency services including health and medical, law enforcement, and search and rescue.	
Impact on Capabilities:	Removing the risk from the immediate floodplain via acquisition of properties will free up resources for search and rescue and other emergency operations as needed.	
Climate Change Considerations:	Climate change is likely to increase the frequency and severity of severe rainfall, flash flooding, riverine flooding, and coastal flooding from sea level rise and storm surge events. Removing structures from the floodplain will reduce the response and recovery costs as a result of these events and decrease the loss of human life as a result of these events. Elevating structures will reduce the recovery costs as a result of these events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Levee around floodplain	Costly, not enough room



	Deployable flood barriers	Requires deployment. Residents may not have adequate time to deploy, especially those who are elderly or disabled.
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Action 2025-BeaconC-11. HHPD

Lead Agency:	Highway Department	
Supporting Agencies:	Enel Green Power North American Inc, NYSDEC	
Hazards of Concern:	Dam Failure	
Description of the Problem:	Glenham Dam is a Class I High Hazard Dam that is part of the Fishkill Creek. The dam is owned by the Enel Green Power North American Inc. and is a private dam. The dam was last inspected in 2001 and the condition was not rated, the risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.	
Description of the Solution:	The Highway Department will work with the Enel Green Power North American Inc to complete an engineering study of Glenham Dam. If cost-effective mitigation measures or retrofit options are identified that can increase the level of safety and length of useful life, the City and the Enel Green Power North American Inc will pursue funding support, permit approval from NYSDEC, and implement the cost-effective measures.	
Estimated Cost:	High	
Potential Funding Sources:	FEMA HMGP, HHPD, Capital Improvement Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3	
Benefits:	This action will improve the safety and security of those who live within the dam inundation areas of the dams and increase the resilience of responding agencies.	
Impact on Socially Vulnerable Populations:	The action will result in better preparedness within the Special Flood Hazard Area and inundation areas where significant risk to socially vulnerable populations exists.	
Impact on Future Development:	Future development located in or near the dam inundation area will be further protected from a dam failure event.	
Impact on Critical Facilities/Lifelines:	Dams are considered a critical facility. This action will create an understanding of the safety procedures in place for each identified dam and strengthen the structural integrity of dam, as needed.	
Impact on Capabilities:	This action will improve planning and response capabilities through the understanding of responsibilities and procedures.	
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events, which may contribute to the likelihood of a dam failure event due to projected increases in precipitation. This action will increase the capabilities to respond to these events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Decommission Dam	High cost, flood risk for near by properties
	Elevate nearby structures	Very high cost and likely not feasible for commercial properties. Will not reduce potential for dam failure due to poor dam conditions



Action 2025-BeaconC-12. Critical Facilities – 500 Year Flood Level

Lead Agency:	Highway Department
Supporting Agencies:	County Public Works, NYSDEC
Hazard(s) of Concern:	Dam Failure, Flood, Severe Weather
Description of the Problem:	The following critical facilities are municipally owned and located in the special flood hazard area: • Glenham Dam – HHPD • New York Rubber Co Dam • Conkling Dam • Tuck Dam
Description of the Solution:	The City will conduct a feasibility assessment to determine what flood mitigation measures are needed at Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam to reduce risk from a 500-year flood event. The assessment will evaluate structural and operational improvements such as spillway enhancements, embankment reinforcement, and improved drainage systems. Once the most cost-effective and technically feasible options are identified, the City will proceed with implementation to improve dam safety and reduce downstream flood risk.
Estimated Cost:	High
Potential Funding Sources:	FEMA HMGP and PDM, Operational Budget
Implementation Timeline:	1-5 years
Goals Met:	1,3
Benefits:	Ensures continuity of operations of Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam.
Impact on Socially Vulnerable Populations:	Protection of critical facilities provides an opportunity for first responders and emergency managers to maintain critical services that socially vulnerable populations rely on.
Impact on Future Development:	The risk of significant damage occurring to the structure will be reduced, which will allow critical operations to be maintained or only briefly interrupted in severe events. This provides continued support to both current and future development in the service area.
Impact on Critical Facilities/Lifelines:	This action will protect Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam which is a critical facility, maintaining the critical services that it provides.
Impact on Capabilities:	This action improves continuity of operations during a flood event, allows for a more rapid return to pre-disaster capabilities after a flood event, and faster deployment of post disaster capabilities.
Climate Change Considerations:	This action addresses anticipated increases in flooding frequency and severity through protection to the 500-year (0.2-percent annual chance) flood level.
Mitigation Category:	Structure and Infrastructure Projects



CRS Category:	Emergency Services, Property Protection	
Priority:	High	
Alternatives:	Action	Evaluation
	No Action	-
	Relocate facility	Not an option
	Establish plans to enter into MOU with neighboring critical facilities to provide service during flood events	Reduction in response times and delay of critical services in the immediate area.



Action 2025-BeaconC-13. Water Resilience Plan

Lead Agency:	Sewer and Water Districts	
Supporting Agencies:	-	
Hazard(s) of Concern:	Drought, Extreme Temperature	
Description of the Problem:	Extended droughts put pressure on all wells the City relies on. Reduced groundwater levels threaten water supply reliability, especially during prolonged dry periods.	
Description of the Solution:	Develop a City Water Resilience Plan that includes: • Monitoring groundwater levels and usage trends • Identifying and protecting recharge zones • Promoting water conservation through public outreach • Exploring alternative water sources (e.g., interconnections with nearby systems, rainwater harvesting) • Upgrading infrastructure to reduce water loss and improve efficiency	
Estimated Cost:	Medium	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3, 5	
Benefits:	Supports sustainable water management.	
Impact on Socially Vulnerable Populations:	Helps ensure consistent water access for all residents, including those with limited resources or alternative water options.	
Impact on Future Development:	Supports responsible growth by ensuring water availability and infrastructure resilience.	
Impact on Critical Facilities/Lifelines:	Protects water systems and ensures continued service during droughts.	
Impact on Capabilities:	Improves water resource planning, monitoring, and emergency response capabilities.	
Climate Change Considerations:	Addresses increased frequency and severity of droughts due to climate change.	
Mitigation Category:	Local Plans and Regulations	
CRS Category:	Public Information, Preventative Measures	
Priority:	High	
Alternatives:	Action	Evaluation
	No action	-
	Rely on Emergency Water Deliveries During Droughts	Costly and Complex
	Encourage Voluntary Water Conservation Without Infrastructure or Planning	Participation may be inconsistent



Table V. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
Action 2025-BeaconC-01	Complete Needed Infrastructure Upgrades	1	1	1	1	1	0	0	0	1	1	1	-1	1	0	9	Medium
Action 2025-BeaconC-02	Outreach Materials - Multiple Languages	1	1	1	1	1	1	0	1	1	1	0	1	0	1	11	High
Action 2025-BeaconC-03	Comprehensive Plan Update	1	1	1	1	1	1	1	0	1	1	1	1	0	1	12	High
Action 2025-BeaconC-04	Winter Storms Outreach	1	1	1	1	1	1	1	1	1	0	1	1	0	0	11	High
Action 2025-BeaconC-05	Review Existing Emergency Response Plans	1	0	1	1	1	1	0	1	1	1	1	1	0	0	10	Medium
Action 2025-BeaconC-06	South Walnut Street Drainage	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-07	WWTP I&I Issues	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-08	Flood Prone Roads	1	1	1	1	1	0	0	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-09	Flash Flooding	1	1	1	1	1	0	0	1	1	1	1	1	1	0	11	High
Action 2025-BeaconC-10	Repetitive Loss Properties	0	1	1	1	1	0	0	0	1	1	1	1	0	1	9	Medium
Action 2025-BeaconC-11	HHPD	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
Action 2025-BeaconC-12	Critical Facilities – 500 Year Flood Level	1	1	1	1	1	0	1	0	1	1	1	1	1	0	11	High
Action 2025-BeaconC-13	Water Resilience Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	0	13	High

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14)

City of Beacon City Council Agenda

04/06/2026

Title:

Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax

ATTACHMENTS

[Keane & Beane, P.C. Memorandum Regarding a Home Rule Request for Legislation Authorizing the City of Beacon to Impose a Hotel and Motel Tax](#)

[New York State Senate Bill No. S9264: Beacon Room Occupancy Tax Extension \(Feb. 19, 2026\)](#)

[New York State Assembly Bill No. A10396: Beacon Room Occupancy Tax Extension \(Mar. 3, 2026\)](#)

MEMORANDUM

TO: Lee Kyriacou, Mayor
Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: New Home Rule Request to Extend Beacon's Room Occupancy
Tax on Hotels, Motels, and Short-Term Rentals

DATE: April 6, 2026

The City Council recently requested the State Legislature extend the City's authority to impose a room occupancy tax on hotels, motels, and short-term rentals.¹ However, last week both pending bills were amended to extend the City's authorization to impose this room occupancy tax from August 23, 2028, to August 23, 2029. There have been no other changes. As noted in our office's memorandum dated March 11, 2026, anytime special legislation is amended by the Legislature a new Home Rule Request must be made by the municipality.²

Please do not hesitate to contact us with any questions. Thank you.

¹ For additional information concerning the City's room occupancy tax on hotels, motels, and short-term rentals, please see our office's Memorandum dated, January 13, 2026, included with the Council's January 20, 2026, agenda packet. A copy may also be accessed [here](#).

² A copy of our office's Memorandum dated March 11, 2026, regarding next steps in the Home Rule process was included with the Council's agenda packet for its March 16, 2026 meeting and may be accessed [here](#).

STATE OF NEW YORK

9264--A

IN SENATE

February 19, 2026

Introduced by Sen. ROLISON -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 295 of the laws of 2023 amending the tax law relating to authorizing the city of Beacon to impose a hotel and motel tax, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Section 2 of chapter 295 of the laws of 2023 amending the
2 tax law relating to authorizing the city of Beacon to impose a hotel and
3 motel tax is amended to read as follows:

4 § 2. This act shall take effect immediately and shall expire and be
5 deemed repealed [~~3 years after such date~~] on August 23, 2029.

6 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD14755-03-6

STATE OF NEW YORK

10396--A

IN ASSEMBLY

March 3, 2026

Introduced by M. of A. JACOBSON -- read once and referred to the Committee on Ways and Means -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 295 of the laws of 2023 amending the tax law relating to authorizing the city of Beacon to impose a hotel and motel tax, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section 2 of chapter 295 of the laws of 2023 amending the
- 2 tax law relating to authorizing the city of Beacon to impose a hotel and
- 3 motel tax is amended to read as follows:
- 4 § 2. This act shall take effect immediately and shall expire and be
- 5 deemed repealed [~~3 years after such date~~] on August 23, 2029.
- 6 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [~~-~~] is old law to be omitted.

LBD14755-02-6

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 34 - Appointing Benjamin Swanson to the Position of City Administrator

ATTACHMENTS

[Resolution Appointing Benjamin Swanson to the Position of City Administrator](#)

[Mayor Kyriacou Memorandum for the Appointment of Benjamin Swanson to the Position of City Administrator](#)

[Benjamin Swanson Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 34 OF 2026

**APPOINTING BENJAMIN SWANSON TO THE POSITION OF
CITY ADMINISTRATOR**

WHEREAS, Christopher White, the current City Administrator, submitted notice of his retirement, after which time there will be a vacancy in the position; and

WHEREAS, Benjamin Swanson is the current Deputy City Administrator, a position created in-part to develop a succession plan for the City Administrator role; and

WHEREAS, Benjamin Swanson meets the qualifications for the position of City Administrator, and is recommended for appointment to the position by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Benjamin Swanson to the position of City Administrator, to be effective upon the completion of Christopher White's term in the role.

Resolution No. 34 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
Motion Carried							



Mayor Lee Kyriacou

City of Beacon

Office of the Mayor
One Municipal Plaza, Beacon NY 12508

(845) 838-5000

March 31, 2026

Subject: Mayor's City Administrator Appointment

Dear City Councilmembers:

I am writing to announce my appointment of current Deputy City Administrator Ben Swanson to the position of City Administrator, upon the retirement of current Administrator Chris White. Ben's appointment is subject to Council approval, which I am submitting for during our Council meeting on April 6th.

Ben's appointment should come as no surprise. We created the Deputy City Administrator position this past December, emulating the succession planning that professional organizations undertake to ensure leadership continuity and stability. We appointed Ben to that position, in reflection of his accomplishments (see attached C. White memo), and as our expected choice in the event of leadership change. Ben has my full endorsement and confidence in his ability to undertake this role – relying on his graduate education, professional background, more than four years' experience with the City, and the many managerial roles he has since taken (see attached list of managerial tasks). As a result, I expect this to be Beacon's easiest transition yet.

Subject to your approval of Ben's appointment, I will continue working with both Chris and Ben to manage this transition process over the coming weeks and months. We will be making subsequent decisions involving the Deputy City Administrator position or other support resources over time as the transition unfolds.

Thank you all for your consideration and our continued partnership in leading the City. I look forward to continuing the incredible momentum we've built in our beloved Beacon community.

Sincerely,

Lee Kyriacou, Mayor

cc: HR Director, all Department Heads



CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

TO: Mayor Kyriacou and City Councilmembers
FROM: Christopher White, City Administrator
DATE: December 4, 2025
RE: Appointment of Benjamin Swanson as Deputy City Administrator

I respectfully submit this recommendation and request to appoint Benjamin (Ben) Swanson to the newly-created position of *Deputy City Administrator*. Based on Ben's exceptional performance over the past four years in his current position as *Secretary to City Mayor* and in consideration of his educational background and prior professional experiences, I believe that Ben would excel in serving the City of Beacon in this critical new executive role.

Ben began his tenure with the City in December 2021 and quickly mastered the responsibilities of his current position, which have included planning and preparation for City Council meetings, administration of public communications, and support for the Mayor and City Administrator. Over the past years, Ben has increasingly taken on additional duties, including managing vendors and spearheading special projects, which he has done effectively and diligently. Ben's capacity to independently oversee and manage event planning, film permitting, environmental grants administration, issuance of bids and bid awards, and planning and implementation of special projects in addition to the core duties of the current position have led to an evolution of his role with the City. He has become an invaluable member of the Administration who has earned the respect of the Department Heads and consultants with whom he works regularly.

Prior to working for Beacon, Ben had a background demonstrating commitment to public service, and his legal education and work experiences provided a strong foundation and familiarity with many important topics that the City routinely encounters, including finance, land-use, environmental issues, contract law, and regulations. In his time as *Secretary to City Mayor*, he gained experience with capital project and grant management and has taken on broadening levels of supervisory tasks. Ben has become a critical part of the City's Administration, whose opinion, self-agency, and expertise assist us in meeting the wide range of challenging issues that we encounter in our daily operations.

The new position of *Deputy City Administrator* was designed to increase further the administrative capacities of the City. Ben would serve in a key role in managing projects, coordinating with City Departments and community organizations, and expanding the City's capacity to address pressing issues such as housing resources. Ben has demonstrated the intellect, temperament, skills, and judgment to take on this new challenge, and his work over the past four years has made a positive difference for the City of Beacon and its residents.

Thank you for your consideration of this proposed appointment.



Mayor Lee Kyriacou

City of Beacon

Office of the Mayor
One Municipal Plaza, Beacon NY 12508

(845) 838-5000

Ben Swanson: Current Managerial Roles as Deputy City Administrator

- **Emergency SNAP Cards:** Facilitated City interdepartmental workgroup to develop, solicited business involvement, documented and distributed one-time food cards in response to SNAP-benefit disruption.
- **Housing Information:** Developed central housing resources page on City website; coordinating “Know Your Rights” seminar with HV Justice Center; attending Pace Law School Housing Summit.
- **Climate Smart:** Manage City’s Climate Smart program, Coordinator of initiatives, including:
 - Successful application of \$2 million grant for Meltingah Reservoir Dam rehabilitation.
 - Installation and grant reimbursement of Electric Vehicle (EV) charging stations.
 - Policies and maintenance for existing EV charging stations.
 - Implement Climate Smart Clean Energy Grants (awarded \$891,250 in 2024 for six EVs, three EV charging stations, building efficiency upgrades, highway rooftop solar array).
 - Participate in development of Greenhouse Gas Inventory and Climate Action Plan.
 - Other: Renewable energy credits purchasing; Climate Smart Communities recertification; City website development/update; climate emergency hazard resources; et al.
- **Composting/CAC:** Manage City composting program, including vendor management and overseeing Conservation Advisory Committee (CAC) and Compost Workgroup.
- **Traffic Safety Committee:** Manage Traffic Safety Committee (TSC), including developing agendas, fielding resident concerns, and gathering information from staff and/or City Code TSC consideration.
- **Other Committees:** Oversee other City committee logistics, including coordinating scheduling, appointments, and meeting with committee leadership, as needed.
- **Intergovernmental:** Attend intergovernmental meetings, including Dutchess County Transportation Council, Dutchess County Planning, New York State DOT, local elected officials et al.
- **Department Heads:** Attend meetings with City Department heads, City Engineer, City Planner, City Attorney and legal team. Run Department head meetings in absence of City Administrator.
- **Acting Administrator:** Fill in City Administrator when on vacation or otherwise out of office.
- **Court System:** File reimbursements for NYS Unified Court System court use of Municipal Building.
- **Film Industry:** Manage (and developed) City film licensing system, including application forms, evaluation criteria, fees, department coordination (police, fire, highway, water, recreation).
- **Special Events:** Oversee permit applications/approvals, cross-department coordination).
- **Videographer:** Manage and schedule City videographer for Council meetings, other events.
- **Communications:** Draft/edit press releases, other public communications, State of the City.
- **Rave 911:** Manage and coordinate City emergency notification system, both targeted and citywide.
- **Constituent Communications:** Coordinate constituent concerns via email, website forms, and social media; relay concerns to proper department, track completion of tasks.
- **General:** Assist City Administrator in coordinating work for Department Heads and responding to constituent requests.

EDUCATION

NEW YORK UNIVERSITY SCHOOL OF LAW, New York, NY

Juris Doctorate: May 2020

Activities: Articles Editor, Environmental Law Journal

R.A., The Guarini Center on Environmental, Energy, and Land Use Law (Spring/Summer 2017)

IOWA STATE UNIVERSITY, Ames, IA

Bachelor of Science: May 2016 (Finance Major)

Cumulative GPA: 3.91/4.00

Honors: Honor Roll 2012-2016; University Honors Program 2013-2016; Dean's List

Graduated *summa cum laude*

EXPERIENCE

CITY OF BEACON, Beacon, NY

Secretary to City Mayor, December 2021- 2025; *Deputy City Administrator*, January 2026 - present

Support City operations in coordination with Mayor and City Administrator. Manage public communications, appointments, and planning. Support City Council in development of agendas, compilation of background information, and coordination of meetings. Oversee and manage environmental grants, special projects, and licensing of special events and filming permits. Supervise and coordinate with contract vendors, including Climate Smart Coordinator. Facilitate response from City Departments from public inquiries and requests. Coordinate public bidding of projects. Coordinate and manage housing resources for City residents.

KINGS COUNTY DISTRICT ATTORNEY'S OFFICE, Brooklyn, NY

Assistant District Attorney, October 2020-December 2021

Analyzed and drafted legal documents based upon evidence and interviews. Interacted and coordinated with law enforcement agencies. Arraigned cases, conducted oral argument, and analyzed cases for appropriate dispositions.

KINGS COUNTY DISTRICT ATTORNEY'S OFFICE, Brooklyn, NY

Criminal Prosecution Clinic Participant and Extern, January 2020-May 2020

Assisted in drafting motions for ongoing criminal cases, involving significant legal research, primarily in NY Vehicle and Traffic Law issues. Participated in regular discussions regarding criminal law justice and policy issues.

VENTURA COUNTY DISTRICT ATTORNEY'S OFFICE, Ventura, CA

Certified Law Clerk, June-August 2019

Performed legal research and crafted legal arguments in briefs, memos, motions, and responses to motions for court filings and internal use. Conducted 16 preliminary hearings and second-chaired a grand theft trial.

UNITED STATES ATTORNEY'S OFFICE FOR THE EASTERN DISTRICT OF NEW YORK, Brooklyn, NY

Civil Division Clinic Participant and Extern, January-May 2019

Assisted on casework involving lengthy investigations, drafted deposition questions, and worked on research for legal issues presented in securities fraud, housing cases, and debt collection. Wrote and edited legal documents.

UNITED STATES S.S.A., OFFICE OF THE GENERAL COUNSEL, New York, NY

Legal Intern, May-July 2018

Synthesized lengthy factual records, performed legal research, and developed legal arguments for disability claim litigation briefs, privacy disclosures, and bankruptcy and representative sanctions.

NEW YORK COUNTY DISTRICT ATTORNEY'S OFFICE, New York, NY

Trial Preparation Assistant, Trial Bureau 40, November 2016-August 2017

FEDERAL HOME LOAN BANK OF DES MOINES, Des Moines, IA

Capital Markets — Treasury Intern, May-August 2015

ADDITIONAL INFORMATION:

Enjoy playing drums, cooking, photography, soccer, and travel

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 35 - Appointing Thomas Durkin to the Position of Police Lieutenant

ATTACHMENTS

[Resolution Appointing Thomas Durkin to the Position of Police Lieutenant](#)

[Chief Figlia Memorandum Regarding Recommended Promotions in the Police Department](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 35 OF 2026

APPOINTING THOMAS DURKIN TO THE POSITION OF POLICE LIEUTENANT

WHEREAS, there is an upcoming vacancy for the position of Police Lieutenant; and

WHEREAS, Thomas Durkin meets the qualifications for the position of Police Lieutenant and is recommended for appointment to the position by the Police Chief.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Thomas Durkin to the position of Police Lieutenant.

Resolution No. 35 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					



CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



April 1, 2026

To: Mayor Kyriacou and Beacon City Council:

Re: Police Department Promotions

On April 25, 2026, Lt. Michael Confield will be retiring from the City of Beacon Police Department, which will leave a vacated lieutenant position and other leadership positions to be back-filled. Additionally, it creates an opportunity to reorganize the administration in a way that more clearly defines the roles of the command staff, and opens the Department for future expansion of the Detective Division, which recent events have shown to be understaffed. At this time, I am proposing to elevate the role of the Detective Sergeant to the rank of Lieutenant, which is more in line with the duties that are overseen currently. We would also be back-filling Lt. Confield's soon-to-be vacated position, creating a leadership structure of three lieutenants under the Chief.

Doing so would allow the Department to have a Lieutenant in Charge of Patrol and Traffic Operations, a Lieutenant in Charge of Administration, Training, and Professional Standards, and a Lieutenant in Charge of Investigations. This organization structure is more consistent with best practices and more clearly defines the rolls of the Department's command staff. Lastly, when a patrol sergeant who has been out on long term injury eventually retires, we would also move that position to the Detective Division. These changes are a reorganization and do not require the addition of more total personnel to the Department. In addition to incumbent Lieutenant Oscar Vargas, who will continue in his roll supervising patrol operations and will take on supervising traffic operations, I propose the following promotions:

1. **Det. Sgt. Thomas Durkin** has been with the City of Beacon Police Department since 2014, when he started as a part-time police dispatcher. He is a Beacon High School graduate and, prior to working here as a dispatcher, he completed an internship with the Department while attaining a Bachelor's Degree in Sociology from Mt. St. Mary College. In September of 2015, he was appointed as a police officer in the Beacon Police Department. Prior to being promoted to detective sergeant in July of 2024, he was a field

training officer and then a detective. While a detective, he was the Department's evidence custodian, which is a tremendous responsibility that involves accounting for every piece of property and evidence that the Department takes in.

In his current position, Det. Sgt. Durkin has managed the budget for the Detective Division, supervised every case the Detective Division handles, and has been more or less on-call 24/7, in case the Division needs assistance from a supervisor after hours. Det. Sgt. Durkin also helped to organize last year's Youth Academy. Since taking command of the Detective Division, he oversaw the arrests of three of the four suspects arrested in the murder of Lionel Pittman and the Department's participation in the trial and conviction, of one of the first suspect to go to trial after less than 30 minutes of jury deliberations (two others have already pled guilty and the fourth is awaiting trial). I am recommending Det. Sgt. Durkin for promotion to the rank of Lieutenant as part of a reorganization of our Detective Division specifically, and the Department's administration more generally. In that capacity, he would be the Lieutenant in charge of Investigations.

2. **Sgt. Alyssa Rudden** has been with the City of Beacon Police Department since May of 2017, having previously worked as a police officer in Saugerties and the City of Poughkeepsie. She holds a Bachelor's Degree in Sociology from Mt. St. Mary College. During her tenure in our Department, she has worked as a patrol officer, a field training officer, and a detective. In June of 2024, she was promoted to the rank of patrol sergeant and has supervised a patrol shift since that time.

Sgt. Rudden recently completed New York State Accreditation Manager training. She is a general topics instructor who teaches sexual harassment and workplace violence prevention, as well as disability awareness. She is also a certified instructor in the use of pepper spray and Taser electronic control devices. In the last year Sgt. Rudden has helped organize our Youth Academy, assisted with renewing our New York State Accreditation, and coordinated the successful inspection of our cell block by the New York State Department of Corrections and Community Supervision. I am recommending her for promotion to Lieutenant to fill the position that is soon to be vacated by Lt. Confield. In that capacity, her primary responsibilities would be Administration, Training, and Professional Standards.

3. **Detective Ryan Sambells**, a U.S. Army veteran, began with the Department in December of 2018. He was hired while he was attending the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as Field Training Officer and a Bike Patrol Officer, when available. As a police officer, he received a commendation for saving the life of a woman who had attempted suicide. Since being promoted to Detective, he successfully completed multiple investigative trainings, has regularly handled felony investigations, and has managed the Department's Sex Offender Registry. I am recommending him for promotion to the rank of Sergeant in order to fill the position which would be vacated by Sgt. Rudden.

4. **Officer Johnathan Underwood** is a Beacon High School graduate and has an Associate's Degree in Criminal Justice. He was hired by the Department as a Police Officer in June of 2022. As a patrol officer, he served as a Field Training Officer and was recently awarded for his efforts to move injured victims to safety during a fatal house fire last year. Of all of our officers, he is the one for which I receive the most civilian compliments. By their nature, people rarely take the time to write when they're happy, but Officer Underwood has made an impression in the community as a helpful and understanding officer. He has done this while also maintaining a reputation in the Department for never shying away from carrying out his duties. Since January, Detective Milani has been out on parental leave, and during that time Officer Underwood has been assigned to fill in for her. He has performed admirably and received high praise from his supervisor and colleagues. With a new opening in the Detective Division, I am recommending him for permanent promotion to Detective to fill the position which would be vacated by Det. Sambells.

Thank you for consideration of these structural administrative changes, as well as of the stellar candidates that I am recommending to you for each position, respectively.

Respectfully,



Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 36 - Appointing Alyssa Rudden to the Position of Police Lieutenant

ATTACHMENTS

[Resolution Appointing Alyssa Rudden to the Position of Police Lieutenant](#)

[Chief Figlia Memorandum Regarding Recommended Promotions in the Police Department](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 36 OF 2026

APPOINTING ALYSSA RUDDEN TO THE POSITION OF POLICE LIEUTENANT

WHEREAS, there is an upcoming vacancy for the position of Police Lieutenant; and

WHEREAS, Alyssa Rudden meets the qualifications for the position of Police Lieutenant and is recommended for appointment to the position by the Police Chief.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Alyssa Rudden to the position of Police Lieutenant.

Resolution No. 36 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
Motion Carried							



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

April 1, 2026

To: Mayor Kyriacou and Beacon City Council:

Re: Police Department Promotions

On April 25, 2026, Lt. Michael Confield will be retiring from the City of Beacon Police Department, which will leave a vacated lieutenant position and other leadership positions to be back-filled. Additionally, it creates an opportunity to reorganize the administration in a way that more clearly defines the roles of the command staff, and opens the Department for future expansion of the Detective Division, which recent events have shown to be understaffed. At this time, I am proposing to elevate the role of the Detective Sergeant to the rank of Lieutenant, which is more in line with the duties that are overseen currently. We would also be back-filling Lt. Confield's soon-to-be vacated position, creating a leadership structure of three lieutenants under the Chief.

Doing so would allow the Department to have a Lieutenant in Charge of Patrol and Traffic Operations, a Lieutenant in Charge of Administration, Training, and Professional Standards, and a Lieutenant in Charge of Investigations. This organization structure is more consistent with best practices and more clearly defines the rolls of the Department's command staff. Lastly, when a patrol sergeant who has been out on long term injury eventually retires, we would also move that position to the Detective Division. These changes are a reorganization and do not require the addition of more total personnel to the Department. In addition to incumbent Lieutenant Oscar Vargas, who will continue in his roll supervising patrol operations and will take on supervising traffic operations, I propose the following promotions:

1. **Det. Sgt. Thomas Durkin** has been with the City of Beacon Police Department since 2014, when he started as a part-time police dispatcher. He is a Beacon High School graduate and, prior to working here as a dispatcher, he completed an internship with the Department while attaining a Bachelor's Degree in Sociology from Mt. St. Mary College. In September of 2015, he was appointed as a police officer in the Beacon Police Department. Prior to being promoted to detective sergeant in July of 2024, he was a field

training officer and then a detective. While a detective, he was the Department's evidence custodian, which is a tremendous responsibility that involves accounting for every piece of property and evidence that the Department takes in.

In his current position, Det. Sgt. Durkin has managed the budget for the Detective Division, supervised every case the Detective Division handles, and has been more or less on-call 24/7, in case the Division needs assistance from a supervisor after hours. Det. Sgt. Durkin also helped to organize last year's Youth Academy. Since taking command of the Detective Division, he oversaw the arrests of three of the four suspects arrested in the murder of Lionel Pittman and the Department's participation in the trial and conviction, of one of the first suspect to go to trial after less than 30 minutes of jury deliberations (two others have already pled guilty and the fourth is awaiting trial). I am recommending Det. Sgt. Durkin for promotion to the rank of Lieutenant as part of a reorganization of our Detective Division specifically, and the Department's administration more generally. In that capacity, he would be the Lieutenant in charge of Investigations.

2. **Sgt. Alyssa Rudden** has been with the City of Beacon Police Department since May of 2017, having previously worked as a police officer in Saugerties and the City of Poughkeepsie. She holds a Bachelor's Degree in Sociology from Mt. St. Mary College. During her tenure in our Department, she has worked as a patrol officer, a field training officer, and a detective. In June of 2024, she was promoted to the rank of patrol sergeant and has supervised a patrol shift since that time.

Sgt. Rudden recently completed New York State Accreditation Manager training. She is a general topics instructor who teaches sexual harassment and workplace violence prevention, as well as disability awareness. She is also a certified instructor in the use of pepper spray and Taser electronic control devices. In the last year Sgt. Rudden has helped organize our Youth Academy, assisted with renewing our New York State Accreditation, and coordinated the successful inspection of our cell block by the New York State Department of Corrections and Community Supervision. I am recommending her for promotion to Lieutenant to fill the position that is soon to be vacated by Lt. Confield. In that capacity, her primary responsibilities would be Administration, Training, and Professional Standards.

3. **Detective Ryan Sambells**, a U.S. Army veteran, began with the Department in December of 2018. He was hired while he was attending the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as Field Training Officer and a Bike Patrol Officer, when available. As a police officer, he received a commendation for saving the life of a woman who had attempted suicide. Since being promoted to Detective, he successfully completed multiple investigative trainings, has regularly handled felony investigations, and has managed the Department's Sex Offender Registry. I am recommending him for promotion to the rank of Sergeant in order to fill the position which would be vacated by Sgt. Rudden.

4. **Officer Johnathan Underwood** is a Beacon High School graduate and has an Associate's Degree in Criminal Justice. He was hired by the Department as a Police Officer in June of 2022. As a patrol officer, he served as a Field Training Officer and was recently awarded for his efforts to move injured victims to safety during a fatal house fire last year. Of all of our officers, he is the one for which I receive the most civilian compliments. By their nature, people rarely take the time to write when they're happy, but Officer Underwood has made an impression in the community as a helpful and understanding officer. He has done this while also maintaining a reputation in the Department for never shying away from carrying out his duties. Since January, Detective Milani has been out on parental leave, and during that time Officer Underwood has been assigned to fill in for her. He has performed admirably and received high praise from his supervisor and colleagues. With a new opening in the Detective Division, I am recommending him for permanent promotion to Detective to fill the position which would be vacated by Det. Sambells.

Thank you for consideration of these structural administrative changes, as well as of the stellar candidates that I am recommending to you for each position, respectively.

Respectfully,



Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 37 - Appointing Ryan Sambells to the Position of Police Sergeant

ATTACHMENTS

[Resolution Appointing Ryan Sambells to the Position of Police Sergeant](#)

[Chief Figlia Memorandum Regarding Recommended Promotions in the Police Department](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 37 OF 2026

APPOINTING RYAN SAMBELLS TO THE POSITION OF POLICE SERGEANT

WHEREAS, there is an upcoming vacancy for the position of Police Sergeant; and

WHEREAS, Ryan Sambells meets the qualifications for the position of Police Sergeant and is recommended for appointment to the position by the Police Chief.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Ryan Sambells to the position of Police Sergeant.

Resolution No. 37 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

April 1, 2026

To: Mayor Kyriacou and Beacon City Council:

Re: Police Department Promotions

On April 25, 2026, Lt. Michael Confield will be retiring from the City of Beacon Police Department, which will leave a vacated lieutenant position and other leadership positions to be back-filled. Additionally, it creates an opportunity to reorganize the administration in a way that more clearly defines the roles of the command staff, and opens the Department for future expansion of the Detective Division, which recent events have shown to be understaffed. At this time, I am proposing to elevate the role of the Detective Sergeant to the rank of Lieutenant, which is more in line with the duties that are overseen currently. We would also be back-filling Lt. Confield's soon-to-be vacated position, creating a leadership structure of three lieutenants under the Chief.

Doing so would allow the Department to have a Lieutenant in Charge of Patrol and Traffic Operations, a Lieutenant in Charge of Administration, Training, and Professional Standards, and a Lieutenant in Charge of Investigations. This organization structure is more consistent with best practices and more clearly defines the rolls of the Department's command staff. Lastly, when a patrol sergeant who has been out on long term injury eventually retires, we would also move that position to the Detective Division. These changes are a reorganization and do not require the addition of more total personnel to the Department. In addition to incumbent Lieutenant Oscar Vargas, who will continue in his roll supervising patrol operations and will take on supervising traffic operations, I propose the following promotions:

1. **Det. Sgt. Thomas Durkin** has been with the City of Beacon Police Department since 2014, when he started as a part-time police dispatcher. He is a Beacon High School graduate and, prior to working here as a dispatcher, he completed an internship with the Department while attaining a Bachelor's Degree in Sociology from Mt. St. Mary College. In September of 2015, he was appointed as a police officer in the Beacon Police Department. Prior to being promoted to detective sergeant in July of 2024, he was a field

training officer and then a detective. While a detective, he was the Department's evidence custodian, which is a tremendous responsibility that involves accounting for every piece of property and evidence that the Department takes in.

In his current position, Det. Sgt. Durkin has managed the budget for the Detective Division, supervised every case the Detective Division handles, and has been more or less on-call 24/7, in case the Division needs assistance from a supervisor after hours. Det. Sgt. Durkin also helped to organize last year's Youth Academy. Since taking command of the Detective Division, he oversaw the arrests of three of the four suspects arrested in the murder of Lionel Pittman and the Department's participation in the trial and conviction, of one of the first suspect to go to trial after less than 30 minutes of jury deliberations (two others have already pled guilty and the fourth is awaiting trial). I am recommending Det. Sgt. Durkin for promotion to the rank of Lieutenant as part of a reorganization of our Detective Division specifically, and the Department's administration more generally. In that capacity, he would be the Lieutenant in charge of Investigations.

2. **Sgt. Alyssa Rudden** has been with the City of Beacon Police Department since May of 2017, having previously worked as a police officer in Saugerties and the City of Poughkeepsie. She holds a Bachelor's Degree in Sociology from Mt. St. Mary College. During her tenure in our Department, she has worked as a patrol officer, a field training officer, and a detective. In June of 2024, she was promoted to the rank of patrol sergeant and has supervised a patrol shift since that time.

Sgt. Rudden recently completed New York State Accreditation Manager training. She is a general topics instructor who teaches sexual harassment and workplace violence prevention, as well as disability awareness. She is also a certified instructor in the use of pepper spray and Taser electronic control devices. In the last year Sgt. Rudden has helped organize our Youth Academy, assisted with renewing our New York State Accreditation, and coordinated the successful inspection of our cell block by the New York State Department of Corrections and Community Supervision. I am recommending her for promotion to Lieutenant to fill the position that is soon to be vacated by Lt. Confield. In that capacity, her primary responsibilities would be Administration, Training, and Professional Standards.

3. **Detective Ryan Sambells**, a U.S. Army veteran, began with the Department in December of 2018. He was hired while he was attending the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as Field Training Officer and a Bike Patrol Officer, when available. As a police officer, he received a commendation for saving the life of a woman who had attempted suicide. Since being promoted to Detective, he successfully completed multiple investigative trainings, has regularly handled felony investigations, and has managed the Department's Sex Offender Registry. I am recommending him for promotion to the rank of Sergeant in order to fill the position which would be vacated by Sgt. Rudden.

4. **Officer Johnathan Underwood** is a Beacon High School graduate and has an Associate's Degree in Criminal Justice. He was hired by the Department as a Police Officer in June of 2022. As a patrol officer, he served as a Field Training Officer and was recently awarded for his efforts to move injured victims to safety during a fatal house fire last year. Of all of our officers, he is the one for which I receive the most civilian compliments. By their nature, people rarely take the time to write when they're happy, but Officer Underwood has made an impression in the community as a helpful and understanding officer. He has done this while also maintaining a reputation in the Department for never shying away from carrying out his duties. Since January, Detective Milani has been out on parental leave, and during that time Officer Underwood has been assigned to fill in for her. He has performed admirably and received high praise from his supervisor and colleagues. With a new opening in the Detective Division, I am recommending him for permanent promotion to Detective to fill the position which would be vacated by Det. Sambells.

Thank you for consideration of these structural administrative changes, as well as of the stellar candidates that I am recommending to you for each position, respectively.

Respectfully,



Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 38 - Appointing Jonathan Underwood to the Position of Detective

ATTACHMENTS

Resolution Appointing Jonathan Underwood to the Position of Detective

Chief Figlia Memorandum Regarding Recommended Promotions in the Police Department



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 38 OF 2026

APPOINTING JONATHAN UNDERWOOD TO THE POSITION OF DETECTIVE

WHEREAS, there is an upcoming vacancy for the position of Detective; and

WHEREAS, Jonathan Underwood meets the qualifications for the position of Detective and is recommended for appointment to the position by the Police Chief.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Jonathan Underwood to the position of Detective.

Resolution No. 38 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092



NEW YORK STATE
ACCREDITED AGENCY

April 1, 2026

To: Mayor Kyriacou and Beacon City Council:

Re: Police Department Promotions

On April 25, 2026, Lt. Michael Confield will be retiring from the City of Beacon Police Department, which will leave a vacated lieutenant position and other leadership positions to be back-filled. Additionally, it creates an opportunity to reorganize the administration in a way that more clearly defines the roles of the command staff, and opens the Department for future expansion of the Detective Division, which recent events have shown to be understaffed. At this time, I am proposing to elevate the role of the Detective Sergeant to the rank of Lieutenant, which is more in line with the duties that are overseen currently. We would also be back-filling Lt. Confield's soon-to-be vacated position, creating a leadership structure of three lieutenants under the Chief.

Doing so would allow the Department to have a Lieutenant in Charge of Patrol and Traffic Operations, a Lieutenant in Charge of Administration, Training, and Professional Standards, and a Lieutenant in Charge of Investigations. This organization structure is more consistent with best practices and more clearly defines the rolls of the Department's command staff. Lastly, when a patrol sergeant who has been out on long term injury eventually retires, we would also move that position to the Detective Division. These changes are a reorganization and do not require the addition of more total personnel to the Department. In addition to incumbent Lieutenant Oscar Vargas, who will continue in his roll supervising patrol operations and will take on supervising traffic operations, I propose the following promotions:

1. **Det. Sgt. Thomas Durkin** has been with the City of Beacon Police Department since 2014, when he started as a part-time police dispatcher. He is a Beacon High School graduate and, prior to working here as a dispatcher, he completed an internship with the Department while attaining a Bachelor's Degree in Sociology from Mt. St. Mary College. In September of 2015, he was appointed as a police officer in the Beacon Police Department. Prior to being promoted to detective sergeant in July of 2024, he was a field

training officer and then a detective. While a detective, he was the Department's evidence custodian, which is a tremendous responsibility that involves accounting for every piece of property and evidence that the Department takes in.

In his current position, Det. Sgt. Durkin has managed the budget for the Detective Division, supervised every case the Detective Division handles, and has been more or less on-call 24/7, in case the Division needs assistance from a supervisor after hours. Det. Sgt. Durkin also helped to organize last year's Youth Academy. Since taking command of the Detective Division, he oversaw the arrests of three of the four suspects arrested in the murder of Lionel Pittman and the Department's participation in the trial and conviction, of one of the first suspect to go to trial after less than 30 minutes of jury deliberations (two others have already pled guilty and the fourth is awaiting trial). I am recommending Det. Sgt. Durkin for promotion to the rank of Lieutenant as part of a reorganization of our Detective Division specifically, and the Department's administration more generally. In that capacity, he would be the Lieutenant in charge of Investigations.

2. **Sgt. Alyssa Rudden** has been with the City of Beacon Police Department since May of 2017, having previously worked as a police officer in Saugerties and the City of Poughkeepsie. She holds a Bachelor's Degree in Sociology from Mt. St. Mary College. During her tenure in our Department, she has worked as a patrol officer, a field training officer, and a detective. In June of 2024, she was promoted to the rank of patrol sergeant and has supervised a patrol shift since that time.

Sgt. Rudden recently completed New York State Accreditation Manager training. She is a general topics instructor who teaches sexual harassment and workplace violence prevention, as well as disability awareness. She is also a certified instructor in the use of pepper spray and Taser electronic control devices. In the last year Sgt. Rudden has helped organize our Youth Academy, assisted with renewing our New York State Accreditation, and coordinated the successful inspection of our cell block by the New York State Department of Corrections and Community Supervision. I am recommending her for promotion to Lieutenant to fill the position that is soon to be vacated by Lt. Confield. In that capacity, her primary responsibilities would be Administration, Training, and Professional Standards.

3. **Detective Ryan Sambells**, a U.S. Army veteran, began with the Department in December of 2018. He was hired while he was attending the Dutchess County Police Academy as a part-time Deputy Sheriff. He worked diligently in patrol and was assigned as Field Training Officer and a Bike Patrol Officer, when available. As a police officer, he received a commendation for saving the life of a woman who had attempted suicide. Since being promoted to Detective, he successfully completed multiple investigative trainings, has regularly handled felony investigations, and has managed the Department's Sex Offender Registry. I am recommending him for promotion to the rank of Sergeant in order to fill the position which would be vacated by Sgt. Rudden.

4. **Officer Johnathan Underwood** is a Beacon High School graduate and has an Associate's Degree in Criminal Justice. He was hired by the Department as a Police Officer in June of 2022. As a patrol officer, he served as a Field Training Officer and was recently awarded for his efforts to move injured victims to safety during a fatal house fire last year. Of all of our officers, he is the one for which I receive the most civilian compliments. By their nature, people rarely take the time to write when they're happy, but Officer Underwood has made an impression in the community as a helpful and understanding officer. He has done this while also maintaining a reputation in the Department for never shying away from carrying out his duties. Since January, Detective Milani has been out on parental leave, and during that time Officer Underwood has been assigned to fill in for her. He has performed admirably and received high praise from his supervisor and colleagues. With a new opening in the Detective Division, I am recommending him for permanent promotion to Detective to fill the position which would be vacated by Det. Sambells.

Thank you for consideration of these structural administrative changes, as well as of the stellar candidates that I am recommending to you for each position, respectively.

Respectfully,



Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
04/06/2026

Title:

Resolution No. 39 - Appointing Gary Barrack to the Zoning Board of Appeals

ATTACHMENTS

[Resolution Approving the Appointment of Gary Barrack to the Zoning Board of Appeals](#)

[Gary Barrack Committee Application](#)

[Gary Barrack Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 39 OF 2026

**APPROVING THE APPOINTMENT OF HOLLY O'GRADY
TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, there is currently a vacant seat on the Zoning Board of Appeals; and

WHEREAS, Gary Barrack applied to serve a term on the Zoning Board of Appeals and is recommended for appointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Gary Barrack to the Zoning Board of Appeals to a term to expire on December 31, 2027.

Resolution No. 39 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@beaconny.gov

Name

GARY J. BARRACK

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☐ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☒ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

4

Occupation

RETIRED

Employer

Work Address

Work Phone

☐
☐
☐

Interest & Skills

SEE ATTACHED Resumé.

Areas of Expertise
(business & civic)

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include a letter of interest along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature:

Mary Jo Banant

Date:

3/16/26

Gary J. Barrack

Education: Marist University
Bachelor of Science 1972
Business Administration

Work Experience: U.S. Treasury Department - Internal Revenue Service. 1972-2012
Revenue Officer -Conducted complex investigations involving every aspect of tax administration.

President, National Treasury Employees Union 1982-2012
Collateral Duty at IRS - Negotiated labor contracts at the local and national level, representing employees at arbitration hearings, mediation and dispute resolution. Specialist in all phases of Labor Management Relations.

Volunteer (civic): President, Tioronda Garden Club
Civic Beautification Committee
Board of Directors, Howland Public Library - 2005-2010
Board of Directors, Trustee Beacon Historical Society
District Director, Federated Garden Clubs of NYS
Beacon Planning Board - 2014-2020
Finance Committee St. Joachim - St. John Church
Architectural Review Board Chair (Beacon Planning Board)
Beacon Traffic Safety Committee

Other: Notary Public, State of New York

City of Beacon City Council Agenda

04/06/2026

Title:

Resolution No. 40 - Awarding a Contract to Woodland Manor, LLC for the Wolcott Avenue Sidewalk Replacement Project

ATTACHMENTS

Resolution Awarding a Contract to Woodland Manor, LLC for the Wolcott Avenue Sidewalk Replacement Project

City Engineer Memorandum Regarding Bid Results for the Wolcott Avenue Sidewalk Replacement Project



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 40 OF 2026

**AWARDING A WOODLAND MANOR, LLC FOR THE WOLCOTT AVENUE SIDEWALK
REPLACEMENT PROJECT**

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. 2026-001, Wolcott Avenue Sidewalk Replacement Project; and

WHEREAS, on March 12, 2026, nine (9) sealed submissions were received and opened for said bid; and

WHEREAS, after review of the submissions, the apparent low bidder for the project was MacGregor Excavating and Landscaping, Inc., however the firm requested to withdraw their submission based on their inability to meet project timeline requirements; and

WHEREAS, the second lowest bidder for the project was determined to be Woodland Manor, LLC, who confirmed that they are able to meet project timeline requirements; and

WHEREAS, the City's Engineer Firm recommends awarding the Wolcott Avenue Sidewalk Replacement Project to the lowest responsible bidder, Woodland Manor, LLC, which submitted a responsive and complete bid for court surfacing services on said project, for a total base bid amount of One-Hundred and Ninety-Three Thousand, Nine-Hundred and Forty-Six Dollars (\$193,946.00).

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby awards COB Bid No. 2026-001, Wolcott Avenue Sidewalk Replacement Project to Woodland Manor, LLC in the amount of One-Hundred and Ninety-Three Thousand, Nine-Hundred and Forty-Six Dollars (\$193,946.00).

BE IT FURTHER RESOLVED, the City Administrator is hereby authorized to execute an agreement and any amendments with Woodland Manor, LLC, 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 Woodland Manor, LLC.

Resolution No. 40 of 2026				Date: April 6, 2026			
☐ Amendments				☐ 2/3 Required			
☐ On roll call				☐ 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
Motion Carried							



March 30, 2026

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

and

Mr. Michael Manzi
Highway Superintendent
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Wolcott Ave. Sidewalk Replacement
City of Beacon
Award Recommendation

Dear Mr. White & Mr. Manzi:

A total of nine (9) bid proposals were submitted and opened on March 12, 2026, for the **Wolcott Avenue Sidewalk Replacement** project. The nine proposals were carefully reviewed; all multiplication between estimated quantities and unit prices checked; and addition of total prices checked against the total contract amount. Upon review of the bids submitted, it was found that the bid proposals submitted by Consorti Bros. Paving & Sealcoating, Inc. and Environmental Construction, Inc. both had mathematical errors which decreased the total overall bid value for one and increased the total overall bid value for the other, but did not change their standings in relationship to all bids received. All submitted bid proposals were found to be complete.

After the bid opening, a correspondence was received from MacGregor Excavating and Landscaping, Inc. (the perspective low bidder) in which they requested that their bid be withdrawn due to scheduling conflicts. Based upon the correspondence received from MacGregor Excavating and Landscaping, Inc. for withdrawal of their bid proposal, the bid submitted by MacGregor Excavating and Landscaping, Inc. has not been considered.

Based upon the above, the following tabulation shows the order from lowest bidder, the name of the bidder, the total contract amount, and the corrected contract amount if errors were found, with the bid submitted by MacGregor Excavating and Landscaping, Inc. not being included. The engineer's estimate for the project was approximately \$250,800.00.

NAME OF BIDDER	TOTAL CONTRACT AMOUNT	CORRECTED CONTRACT AMOUNT
Woodland Manor LLC. Patterson, NY	\$193,946.00	N.A.
Scape-Tech Landscape Technology, Inc. Katonah, NY	\$218,235.00	N.A.
Green Meadows Enterprises Wallkill, NY	\$223,515.00	N.A.
Consorti Bros. Paving & Sealcoating, Inc. Newburgh, NY	\$271,110.02	\$261,110.02
GMC Construction Services, Inc. New Hampton, NY	\$272,222.00	N.A.
Maruti Construction LLC. Moonachie, NJ	\$296,545.00	N.A.
Boyce Excavating Co., Inc. Slate Hill, NY	\$332,802.79	N.A.
Environmental Construction, Inc. Stony Point, NY	\$340,917.15	\$340,929.00

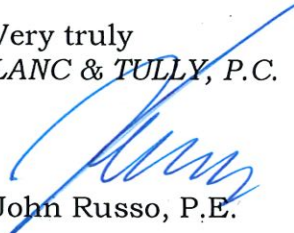
The lowest responsible bidder is Woodland Manor, LLC. with the total base bid amount of \$193,946.00.

Woodland Manor, LLC. has submitted information related to projects in which they have completed the work as outlined within the proposed project for several other municipalities. References supplied were called and checked to verify the work completed by the prospective low-bidder and were found to be acceptable. In our opinion, Woodland Manor should be considered the lowest responsible bidder based upon the submitted information and Chapter 53 of the City Code. Along with the bid, the contractor has submitted a Non-Collusive Bidding Certificate, and a Bid Bond.

It is our recommendation to the City Council to award the **Wolcott Avenue Sidewalk Replacement** project to Woodland Manor, LLC.

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
04/06/2026

Title:

Resolution No. 41 - Adopting the Jurisdictional Annex to the Dutchess County Hazard Mitigation Plan

ATTACHMENTS

Resolution Adopting the City of Beacon Jurisdictional Annex to the 2026 Dutchess County Hazard Mitigation Plan

Dutchess County Hazard Mitigation Plan: Jurisdictional Annex, City of Beacon



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 41 OF 2026

**ADOPTING THE CITY OF BEACON JURISDICTIONAL ANNEX TO THE 2026 DUTCHESS
COUNTY HAZARD MITIGATION PLAN**

WHEREAS, the City of Beacon recognizes the threat that natural hazards pose to people and property within the municipality; and

WHEREAS, Dutchess County has prepared a multi-hazard mitigation plan, hereby known as the “2026 Dutchess County Hazard Mitigation Plan,” in accordance with the Disaster Mitigation Act of 2000, which includes a Jurisdictional Annex for the City of Beacon; and

WHEREAS, the City of Beacon Jurisdictional Annex to the 2026 Dutchess County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Beacon from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Beacon demonstrates commitment to hazard mitigation and achieving the goals outlined in the City of Beacon Jurisdictional Annex to the 2026 Dutchess County Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby adopts the City of Beacon Jurisdictional Annex to the 2026 Dutchess County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

Resolution No. 41 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					



3 JURISDICTIONAL ANNEXES

3.1 CITY OF BEACON

This jurisdictional annex to the Dutchess County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the City of Beacon with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Beacon, describes who participated in the planning process, assesses Beacon's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

3.2 HAZARD MITIGATION PLANNING TEAM

The City of Beacon identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many City departments.

Table A summarizes City summarizes local officials who participated in the development of the annex. Additional documentation of the City's planning activities through Planning Partnership meetings is included in Volume I.

Table A. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Lee Kyriacou, Mayor Address: 1 Municipal Plaza Phone Number: 845-838-5000 Email: lkyriacou@beaconny.gov	Name/Title: Chris White, City Administrator Address: 1 Municipal Plaza Phone Number: 845-838-5009 Email: cwhite@beaconny.gov
National Flood Insurance Program Floodplain Administrator	
Name/Title: Bryan Murphy, Building Inspector Address: 1 Municipal Plaza Phone Number: 845-838-5020 Email: bmurphy@beaconny.gov	
Additional Contributors	
Name/Title: Thomas Lucchesi/Chief of Fire Department Method of Participation: Provided key input in the planning process	
Name/Title: John Russo/City of Beacon Engineer Method of Participation: Provided key input in the planning process	

3.3 COMMUNITY PROFILE

3.3.1 Community Classifications

Table B summarizes classifications for community programs available to Beacon.

Table B. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Community Rating System (CRS)	No	-	-
Firewise Communities classification	No	-	-



Program	Participating? (Yes/No)	Classification	Date Classified
National Weather Service StormReady Certification	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	4/4X	8/2025
NYSDEC Climate Smart Community	Yes	Silver	September 24, 2020
NYSERDA Clean Emergency Community	Yes	9,600 points achieved	February 13, 2024
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

3.1.1 Community Profile

Land Area

The City of Beacon has a total land area of 3,029.6 acres, or 4.7 square miles. The City is bordered by the Town of Fishkill to the north, east, and south and is bordered by the Hudson River to the west. Interstate 84 and numerous state highways run near or directly through the City of Beacon.

Total Population

According to the U.S. Census, the 2020 population for the City of Beacon was 13,769 which makes up 4.7 percent of the county population.

Vulnerable Populations

Data from the 2021 American Community Survey indicates that 5.8 percent of the population is 5 years of age or younger, 13.9 percent is 65 years of age or older, 2.6 percent is non-English speaking, 8.3 percent is below the poverty threshold, and 13.2 percent is considered disabled.

General Building Stock

The City includes 5,140 total buildings valued at \$4,202,728,929 (including contents and structural replacement value). Of these, 3,559 are Residential with a total replacement value of \$2,459,419,332; 1,490 are Commercial with a total replacement value of \$968,868,498; 10 are Industrial with a total replacement value of \$114,206,075 and 81 are categorized as Government, Religion, Agricultural, and Education buildings and have a total replacement value of \$660,235,024.

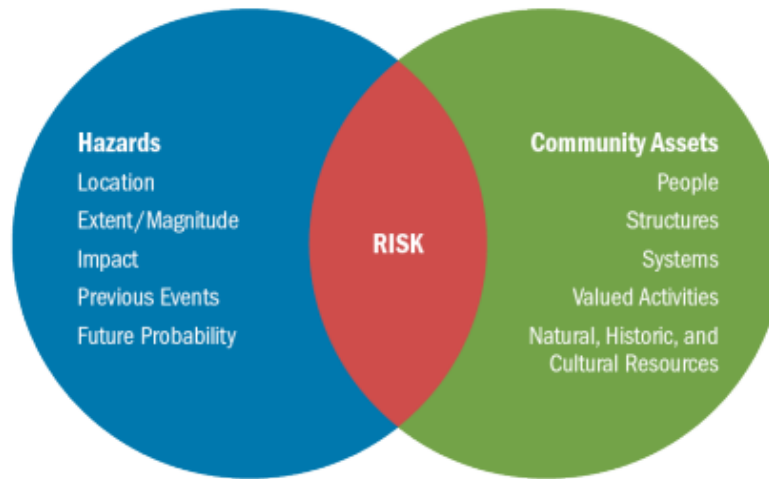
3.4 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Beacon's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

Each jurisdiction has unique assets, vulnerabilities and overall risk. A multi-jurisdictional plan needs to identify every hazard (from the whole planning area). In hazard mitigation planning, risk is the potential for damage or loss when natural hazards interact with people or assets. These assets may be buildings, infrastructure or natural and cultural resources. A risk assessment is a robust, data-driven analysis. It explains what might happen. It also finds where the local jurisdiction is vulnerable to hazards.



Each community must describe how the selected hazards affect its jurisdiction. Some hazards will have similar effects across the area: extreme temperatures, windstorms, winter weather, drought, heavy rain, etc. Some have a smaller location and will vary based on geography. Multi-jurisdictional plans must explain these differences.



Risk is the relationship, or overlap, between hazards and community assets. The smaller the overlap, the lower the risk.

3.4.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the City are shown in Figure 1 through Figure 2. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Beacon has significant exposure. The maps show the location of potential new development, where available.

Please note wildfire risk is assessed using wildland-urban interface and intermix areas. Interface is the area where human development and wildland or vegetative fuels meet. It's a transition zone between wildlands and human communities. Intermix areas are defined as a development or structure that is surrounded on two or more sides by wildlands, meaning buildings and wildland vegetations intermingle.



Figure 1. Beacon Floodplain and Sea Level Rise Area Extent and Location Map

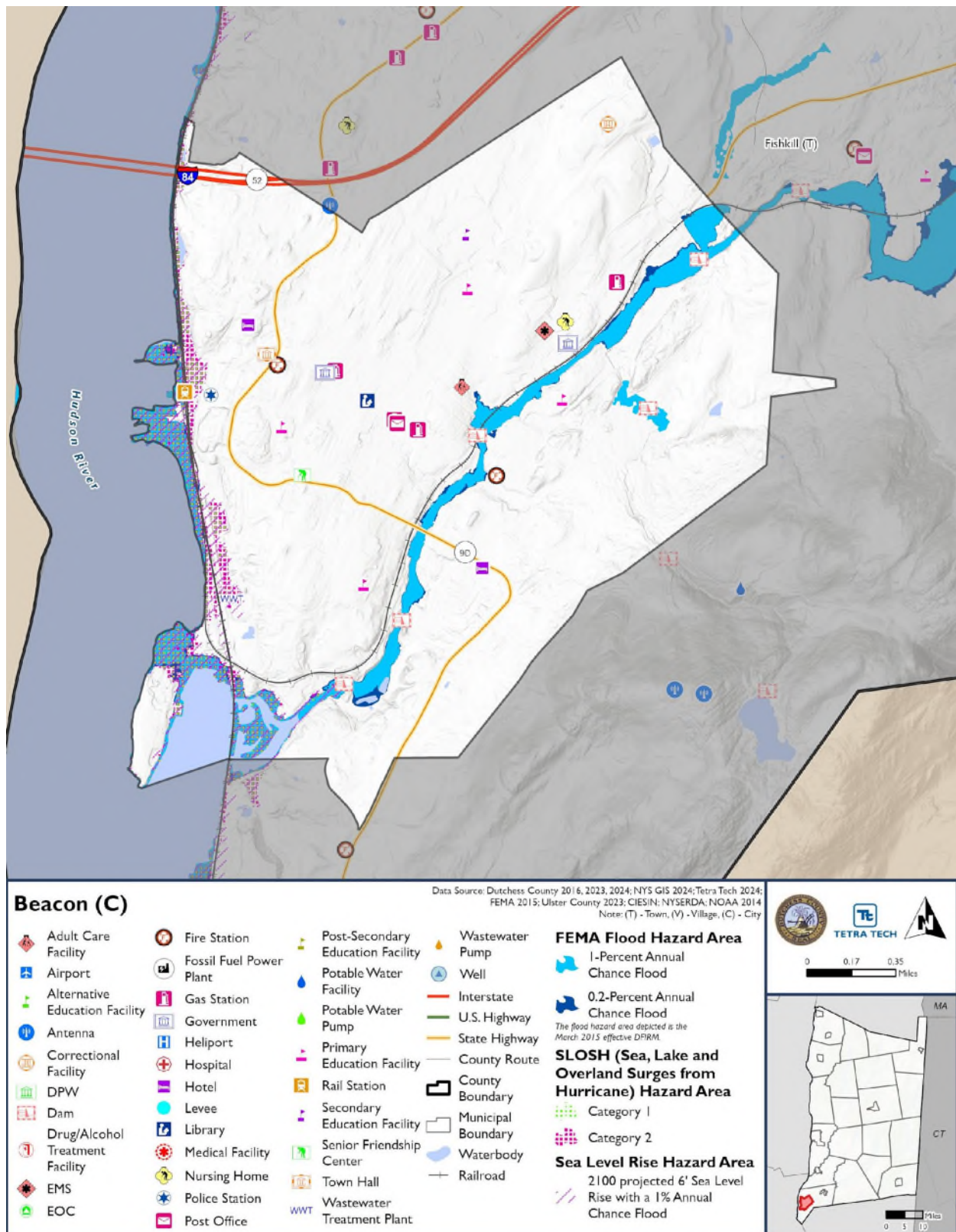
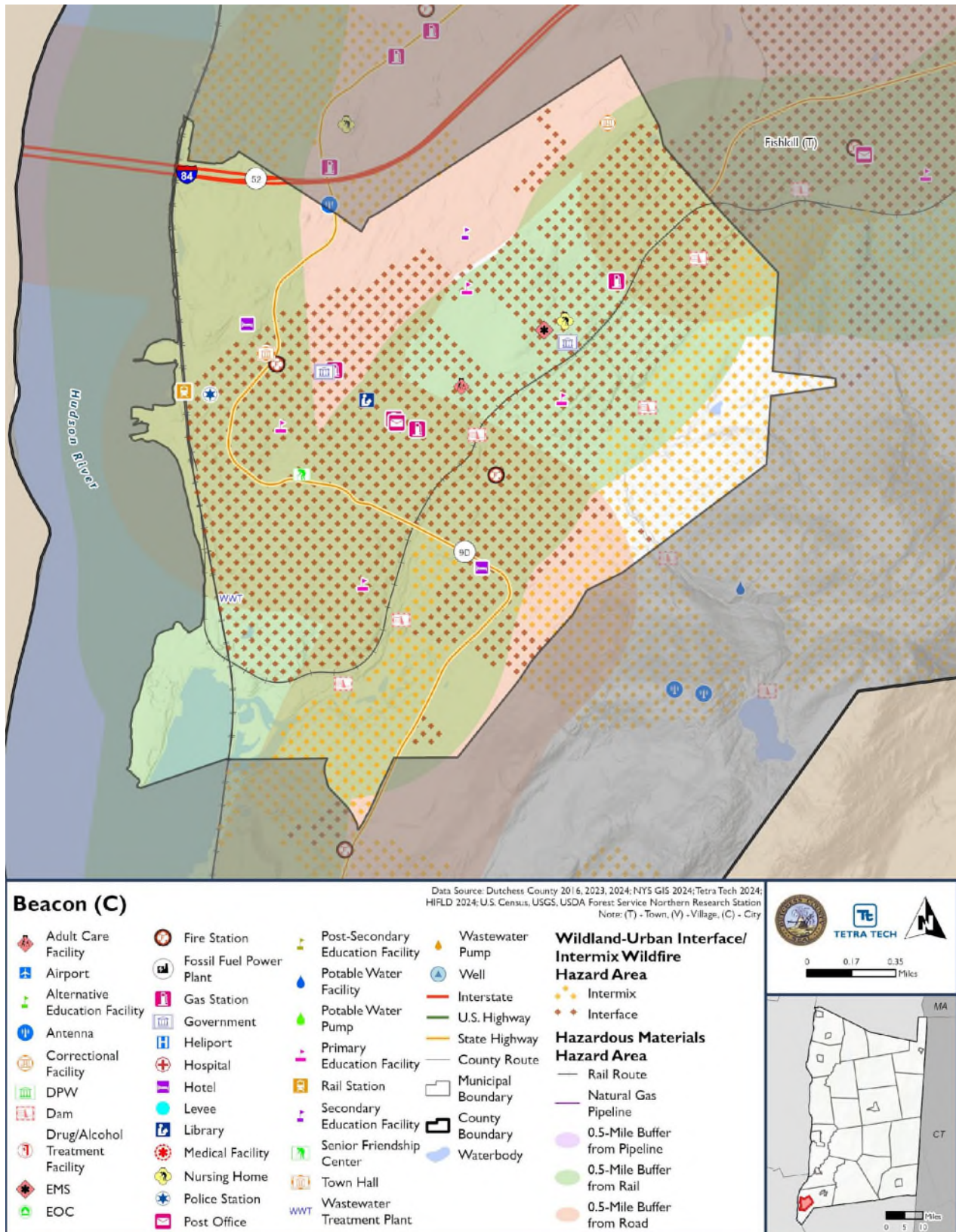




Figure 2. Beacon Hazardous Materials and Wildfire Area Extent and Location Map





3.4.2 Previous Event History

The history of natural and non-natural hazard events in Beacon is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table C and Table D provide details on loss and damage in Beacon during hazard events since the last hazard mitigation plan update.

Table C. FEMA Disaster Declarations from 2016 to 2024

Event Date	Declaration Number	Description	Disaster Declaration: Designated County	Summary of Damage and Losses in Beacon
March 14-15, 2017	DR-4322-NY	Severe Winter Storm and Snowstorm	Yes	The City experienced flooding on South Walnut Street and Jessen Pond.
May 2-August 6, 2017	DR-4348-NY	Flooding	No	The City did not incur any documented damage or losses.
August 13-15, 2018	DR-4397-NY	Severe Storms and Flooding	No	The City did not incur any documented damage or losses.
October 31-November 1, 2019	DR-4472-NY	Severe Storms, Straight-line Winds, and Flooding	No	The City did not incur any documented damage or losses.
January 20, 2020-May 11, 2023	EM-3434-NY DR-4480-NY	COVID-19 Pandemic	Yes	The City did not incur any documented damage or losses.
August 4, 2020	DR-4567-NY	Tropical Storm Isaias	No	The City did not incur any documented damage or losses.
August 18-19, 2021	DR-4625-NY	Remnants of Tropical Storm Fred	No	The City did not incur any documented damage or losses.
August 21-24, 2021	EM-3565-NY	Hurricane Henri	Yes	The City did not incur any documented damage or losses.
September 1-3, 2021	EM-3572-NY DR-4615-NY	Remnants of Hurricane Ida	Yes	The City experienced a washout on Pocket Road and flooding near Jessen Pond which led to debris clogging in culverts.
November 18-21, 2022	EM-3589-NY	Severe Winter Storm and Snowstorm	No	The City did not incur any documented damage or losses.
December 23-28, 2022	DR-4694-NY EM-3590-NY	Severe Winter Storm and Snowstorm	No	The City did not incur any documented damage or losses.
September 28-30, 2023	DR-4755-NY	Severe Storm and Flooding	No	The City did not incur any documented damage or losses.



Event Date	Declaration Number	Description	Disaster Declaration: Designated County	Summary of Damage and Losses in Beacon
July 9-10, 2023	DR-4723-NY	Severe Storm and Flooding	Yes	The City did not incur any documented damage or losses.
July 10-11, 2023	DR-4814-NY	Severe Storm, Tornadoes, and Flooding	No	The City did not incur any documented damage or losses.
August 8-10, 2024	DR-4825-NY	Remnants of Tropical Storm Debby	No	The City did not incur any documented damage or losses.
August 18-19, 2024	DR-4839-NY EM-3613-NY	Severe Storm and Flooding	No	The City did not incur any documented damage or losses.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

Table D. Hazard Event History below Disaster Thresholds in Beacon

Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Beacon
March 2, 2016	Strong Wind	Winds frequently gusted over 40 MPH throughout the day, resulting in some downed trees and power lines. A few roads were temporarily closed to repair wires and remove downed trees. The downed wires resulted in scattered power outages throughout the region, but most outages were only of a short duration.	The City did not incur any documented damage or losses.
April 3, 2016	Strong Wind	The strongest winds occurred during early afternoon hours, when winds gusted up to 55 mph at times. Numerous trees were downed across eastern New York and some of these trees blocked area roadways. As a result of the downed trees, several thousand power outages occurred, with the highest concentration across southern parts of the area.	The City did not incur any documented damage or losses.
March 9, 2020	Wildfire	A fire on Breakneck Ridge began early afternoon on Monday, March 9th near the town of Cold Spring, NY. By the morning of March 10th, 150 acres of land had burned. The fire was contained by Tuesday afternoon, March 10th. Eleven cars parked at the Breakneck parking lot were burned with no injuries reported. On March 18th, the state Department of Conservation said the fire had burned 277 acres.	The City did not incur any documented damage or losses.



Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Beacon
April 7-8, 2022	Flood	A slow-moving frontal system produced widespread heavy rainfall and flooding across eastern New York from April 7-8, 2022. Rainfall amounts between 1.50 and 3.00 inches were common, though a few localized areas received upwards of 4.50 inches. Periods of light to moderate rainfall began during the daytime hours on April 7 with the steadiest and heaviest rainfall arriving during the evening hours on April 7 into the overnight hours on April 8 before ending. This heavy rainfall led to over a dozen rivers to exceed minor flood stage with a few rivers reaching moderate flood stage. For some, it took days after the event for waters to recede	The City did not incur any documented damage or losses.



3.4.3 Local Hazard Impacts Assessment

In the table below representatives from the City of Beacon Hazard Mitigation Planning Team assessed impacts of hazards on buildings, structures, facilities, infrastructure, community assets and systems, people and the local economy.

Table E. Local Hazard Impacts Assessment

Hazard Name	Local Impacts: People, Community Services, Local Economy
Dam Failure	While there are no large-scale dams within the city limits, dam failure upstream (e.g., from the Meltingah Reservoir) could result in flash flooding in low-lying areas near Fishkill Creek. This would threaten residents, public infrastructure, and portions of Main Street and emergency access could be disrupted, and the cost of recovery could burden local resources.
Drought	Drought conditions could impact municipal water supply drawn from local reservoirs. Prolonged drought would affect firefighting capabilities, increase brush fire risks, and stress water-dependent businesses and public services (e.g., parks, cooling centers). Vulnerable populations, including the elderly and low-income residents, may be more affected by water use restrictions.
Earthquake	No known impacts. Beacon is located in a low seismic risk zone and minor tremors may occur but have historically had no significant impact on the community, infrastructure, or economy.
Extreme Temperature	High heat poses a threat to elderly residents, young children, and those with pre-existing conditions. Heat waves increase the demand for cooling centers and electric utilities. Cold extremes increase heating costs, risk of hypothermia in unhoused populations, and put pressure on local assistance programs. Both extremes strain EMS response.
Flood	Beacon has a history of localized flash flooding, particularly near Fishkill Creek and along low-lying roadways and areas near the Hudson River like the Metro-North parking lots. Flooding can disrupt traffic, damage homes and businesses, and impact utilities. Vulnerable communities in flood-prone zones often lack resources for recovery. Infrastructure like storm drains and culverts are frequently overwhelmed during intense storms.
Hazardous Materials	Hazardous materials are transported along Route 9D, and there is an active passenger rail station and line in the City. A rail or roadway incident could require evacuation, impact local schools and businesses, and strain mutual aid resources. Previous minor fuel spills have prompted multi-agency responses. Vulnerable populations near transit corridors are at greater risk.
Pandemic	During COVID-19, Beacon saw significant impacts: strain on EMS and hospital capacity, school closures, small business losses, and increased food and housing insecurity. Vulnerable populations, including the elderly, disabled, and economically disadvantaged, were disproportionately affected. Remote work and virtual schooling highlighted broadband access disparities.
Severe Storm	High winds and heavy rains from remnants of tropical systems (e.g., Ida in 2021) have caused road closures, power outages, and property damage. Emergency services and public works are routinely strained during these events and tree and infrastructure damage is common, and recovery is costly for homeowners and the city alike.
Severe Winter Storm	Snow and ice storms impact road safety, emergency response, and school operations. Municipal snow removal places a heavy burden on works. Extended outages or impassable roads limit access to medical care and groceries.



Hazard Name	Local Impacts: People, Community Services, Local Economy
Utility Failure	Power outages from storms and aging infrastructure disrupt public services, businesses, and vulnerable residents dependent on medical equipment or refrigeration. Telecommunications failures impact coordination, and the City lacks widespread backup power systems.
Wildfire	While Beacon is not prone to large wildfires, the City's proximity to forested areas and Mount Beacon risk for brush and hillside fires, especially during drought conditions. Residential areas near water (e.g., Mountain Avenue and Howland Avenue) are most vulnerable. Past events have required coordinated response closures.

3.4.4 Vulnerable Community Assets

In the table below representatives from the City of Beacon Hazard Mitigation Planning team assessed specific impacts to the assets included in the table below. If a community asset is not present in the municipality the Planning Team stated, 'Not Applicable.'

Table F. Vulnerable Community Assets

Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
Agriculture (Crops, Livestock, related products)	Nearby Hudson Valley farming areas may experience soil erosion, crop loss, and disrupted supply chains due to flooding and drought.	Area: Concentration of Local Businesses, Major Employers	Main Street businesses and industrial areas along Fishkill Creek are vulnerable to flooding. Wind damage may also impact operations. Beacon Hip Lofts is a mixed-use private property that has experienced basement flooding as stormwater runoff travels downhill to Fishkill Creek.
Area: Concentration of Residences	Flooding along the Fishkill Creek and in low-lying areas can impact residential basements, utilities, and access routes. High winds and ice storms can cause power outages. South Walnut Street between Beacon Street & Catherine Street, Violet Drive & Depuyster Avenue at Jessen Pond, and Pocket Road all experience flooding.	Local Roads, Highways, Culverts, Bridges	Flooding occasionally affects roads and the Hudson River waterfront resulting in some standing water. Ice storms and wind events lead to treefall and road closures. Limited redundancy in local road network.
Town/City Hall, Municipal Buildings	No known impacts	Medical Centers (non- hospital)	Beacon's urgent care facilities may experience power loss and patient access issues during severe storms.
College/University	Not applicable	Place of Worship	Several serve as informal community hubs but are not equipped with backup power or shelter infrastructure. Vulnerable to wind and snow loads.



Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
Community Centers, Parks, Recreational Sites and Local Events (economic drivers such as fairs, beaches, skiing, farming, fishing, etc.)	Riverfront parks are highly vulnerable to flooding and storm surges from the Hudson River. Beacon Farmers Market and local festivals can be disrupted by weather events.	Public Transportation including fleets, transportation infrastructure (i.e., railroads, signals, bus/train stops etc.), mobile asset and equipment storage, critical public transit routes, Airport(s)	The Beacon Metro-North station is a critical asset but vulnerable to river flooding and power disruptions. The County municipal bus system would be affected due to street closures. Some commuter routes were also disrupted during snowstorms.
Cultural/Historic Buildings/Sites	Historic Main Street structures are susceptible to wind and water damage due to aging construction. Prolonged outages may impact museum and gallery operations.	Schools (K- 12)	Flooding and snow events can disrupt operations.
Elder-care Facilities	Vulnerable to power outages from wind and ice storms reserves, but most have generators.	Utilities	Above-ground electrical lines are vulnerable to wind and ice. Substations near water sources may be at risk of flood damage. Cellular and internet service may degrade during extended power outages.
Fire/Police Stations	Fire Department headquarters and police department have fixed backup generators and are operationally resilient. Stations do not currently serve as designated community shelters.	Wastewater Treatment Plants	The Beacon Wastewater Plant is located in a low-lying area of the City and could be prone to flooding. It has a backup generator but limited flood hardening.
Gas Stations, Grocery Stores, Supermarkets	Power outages can impact fuel availability and refrigeration, disrupting critical supply chains. Limited generator capacity among private operators.	Water: Drinking Water Resources	The City draws water from surface reservoirs which are vulnerable to drought and contamination from runoff. The treatment plant has emergency backup power
Hospitals	No hospital is located within Beacon. Ambulance access may be affected by road closures or weather conditions.	Other	Not applicable



3.4.5 Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I.

The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Impacts from a particular hazard may have decreased due to an implemented project or relocation of an asset that was previously at risk. Alternatively, risk may have increased because population has increased in a hazard prone area.

Table G. Hazard Ranking

Hazard Name	Previous Plan – Hazard Ranking	Frequency (2016 – present): Increased, Decreased, Stayed the Same	Impacts (2016 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2016 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	2025 Hazard Ranking
Dam Failure	-	Stayed the same	Stayed the same	No failures have occurred. Mount Beacon Reservoirs were rehabilitated and strengthen in 2022-2023. Melzingah Reservoir Dam will be rehabilitated with increased spillway capacity in 2027.	Decrease	Medium
Drought	High	Increased	Increased	Warmer seasons and extended dry periods have put stress on the surface water supply. Reservoir levels have dropped lower than normal in recent years.	Increase	High
Earthquake	Medium	Stayed the same	Stayed the same	No notable events since 2016. Seismic risk remains low but present. Preparedness remains limited, especially in older buildings.	Stay the same	Medium
Extreme Temperature	Medium	Increased	Increased	Hot days above 90°F and cold snaps have both increased. Vulnerable populations are impacted more, and cooling/heating center needs are rising.	Increase	High
Flood	High	Increased	Increased	Increased heavy rainfall events and flash flooding near Fishkill Creek and the waterfront. Stormwater infrastructure is also aging. Hudson River storm surge remains a risk. No major events have occurred since 2016, but tidal flooding near the train station and waterfront continues during nor'easters and other significant weather events.	Increase	High



Hazard Name	Previous Plan – Hazard Ranking	Frequency (2016 – present): Increased, Decreased, Stayed the Same	Impacts (2016 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2016 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	2025 Hazard Ranking
Hazardous Materials	-	Stayed the same	Stayed the same	Ongoing risk is due to freight rail and I-84 corridor, but no significant incidents since 2016.	Stay the same	Medium
Pandemic	-	Increase	Increased	COVID-19 significantly impacted services and the economy. Highlighted gaps in PPE, continuity plans, and public communication strategies.	Decrease	Medium
Severe Storm	High	Increased	Increased	More frequent and intense thunderstorms and wind events have caused tree and utility damage, and road blockages.	Increase	High
Severe Winter Storm	High	Increased	Increased	Snowfall totals are similar to prior decades. The City remains well-equipped with plowing and salt operations.	Increase	High
Utility Failure	-	Increased	Increased	Power outages from wind, ice, and equipment failures are more common. Not all critical facilities have backup generators.	Increase	Medium
Wildfire	High	Stayed the same	Stayed the same	Risk remains isolated to brush fires on Mount Beacon. Urban area limits large-scale fire spread, though dry seasons elevate ignition risk.	Increase	Medium



3.4.6 Critical Facilities

Critical facilities and infrastructure are services and facilities that are essential to a society's basic operations, and their continuous operation is necessary for the health, welfare and economic viability of communities. These include water treatment, energy, transportation, hospitals and health care systems, police and fire services and stations, schools, and shelters. The continued operations of critical facilities and infrastructure during and following a disaster are key factors in the severity of impacts and the speed of recovery.

The table below includes an inventory of critical facilities and infrastructure for the City of Beacon. It also includes information about each asset's exposure to flood, hazardous materials, and wildfire.

Table H. Critical Facilities Flood Vulnerability

Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Metro North Police Beacon Sub-Station	Police Station	N	0.0%	N	N/A	N/A
Beacon PD	Police Station	N	0.0%	N	N/A	N/A
City of Beacon St. 1	Fire Station	N	0.0%	N	N/A	N/A
City of Beacon St. 2	Fire Station	N	0.0%	N	N/A	N/A
City of Beacon Hall	City Hall	N	0.0%	N	N/A	N/A
Hedgewood Home for Adults	Adult Care Facility	N	0.0%	N	N/A	N/A
Taconic Rehabilitation and Nursing at Beacon	Nursing Home	N	0.0%	N	N/A	N/A
Forrestal Heights	Senior Friendship Center	N	0.0%	N	N/A	N/A
Howland Public Library	Library	N	0.0%	N	N/A	N/A
Beacon Post Office	Post Office	N	0.0%	N	N/A	N/A
Beacon Volunteer Ambulance Corp	EMS	N	0.0%	N	N/A	N/A
Beacon Rail Station	Rail Station	N	0.0%	N	N/A	N/A
Beacon Wastewater Treatment Plant	Wastewater Treatment Plant	N	0.0%	N	N/A	N/A
Mount Beacon Bed & Breakfast	Hotel	N	0.0%	N	N/A	N/A
Botsford Briar	Hotel	N	0.0%	N	N/A	N/A
Beacon Central Gas & Deli	Gas Station	N	0.0%	N	N/A	N/A
Beacon Quick Mart / Mobil	Gas Station	N	0.0%	N	N/A	N/A
Main Street Mini Mart / Gasline	Gas Station	N	0.0%	N	N/A	N/A
Okra Food Mart / Citgo	Gas Station	N	0.0%	N	N/A	N/A
DOH - Beacon District Office	Government	N	0.0%	N	N/A	N/A
Human Resources - Beacon Office	Government	N	0.0%	N	N/A	N/A



Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Hedgewood Mental Health Clinic Satellite	Government	N	0.0%	N	N/A	N/A
Probation - Southern Dutchess Unit	Government	N	0.0%	N	N/A	N/A
Fishkill Correctional Facility	Correctional Facility	N	0.0%	N	N/A	N/A
Rombout Middle School	Primary Education Facility	N	0.0%	N	N/A	N/A
Beacon High School	Secondary Education Facility	N	0.0%	N	N/A	N/A
J.V. Forrestal Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
South Avenue Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
Sargent Elementary School	Primary Education Facility	N	0.0%	N	N/A	N/A
Glenham Dam	Dam	Y	0.4%	Y	N/A	Action 2025-BeaconC-12.
New York Rubber Co Dam	Dam	Y	52.5%	Y	N/A	Action 2025-BeaconC-12.
Conkling Dam	Dam	Y	1.0%	Y	N/A	Action 2025-BeaconC-12.
Braendly Fishkill Dam	Dam	N	0.0%	N	N/A	N/A
Tuck Dam	Dam	Y	18.6%	Y	N/A	Action 2025-BeaconC-12.
Verizon CO (VZ-NY58293)	Tier II Facility	N	0.0%	N	N/A	N/A
Verizon CO (VZ-NY58293)	Tier II Facility	N	0.0%	N	N/A	N/A
404 Main Street - Beacon	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A
Chemprene	Tier II Facility	N	0.0%	N	N/A	N/A



Facility Name	Critical Facility Type	1% Annual Chance Flood Hazard Area	1-percent Annual Chance Flood - % Damage	0.2% Annual Chance Flood Hazard Area	Protected to 0.2% Flood Level	Addressed by Proposed Action in Strategy Section?
Beacon WWTP - Evoqua Water Technologies LLC Operator	Tier II Facility	N	0.0%	N	N/A	N/A

Source: Dutchess County 2016, 2023, 2024; NYS GIS 2024



3.4.7 Dams

The table below includes all Dams in the City of Beacon. This dam data is sourced from NYSDEC's inventory of dams and lists selected attributes of each dam. The dam classification (high, medium or low) corresponds to dam hazard classifications:

- **Class A: Low Hazard** - Dam failure may cause relatively minor economic or environmental damage.
- **Class B: Intermediate Hazard** - Dam failure may cause significant economic or environmental damage, but loss of life is not expected. There are about 570 Intermediate Hazard dams in New York.
- **Class C: High Hazard** - Dam failure may cause loss of life or other severe consequences. There are about 427 High Hazard dams in New York.
- **Class D: No Hazard** - Dams which have failed or have been removed and no longer present a risk.

In 2019, the Federal Emergency Management Agency (FEMA) announced the High Hazard Potential Dam (HHPD) Rehabilitation Grant Program, which has the potential to enhance New York's Dam Safety Program by providing technical, planning, design, and construction assistance in the form of grants for rehabilitation of eligible High Hazard Potential Dams (Class C dams).

Class C, or High Hazard Potential dams, are attributed to any dam whose failure or mis-operation will cause loss of human life and significant property damage. However, dams with other Classifications may still present real and present risks to people and property.

Table I. Dams Located in the City

State ID	Name	River Name	Owners	Owner Type	Purposes	Classification
213-0534A	New York Rubber Co Dam	Fishkill Creek	Sisters Properties LLC	Private	Other	Low Hazard Dam
213-0534B	Tuck Dam	Fishkill Creek	Beacon 248 Holdings LLC	Private	Other	Low Hazard Dam
212-1134	Conkling Dam	TR-Fishkill Creek	Jessen Park Home Owners Association	Private	Recreation	Low Hazard Dam
212-4733	Braendly Fishkill Dam	Fishkill Creek	10 BOULEVARD LLC, EAST MAIN MILLS LLC	Private	Other	Intermediate Hazard Dam
213-5959	Pocket Dam	Dry Brook	City of Beacon	Local Government	Water Supply - Primary	Low Hazard Dam
212-0553	Glenham Dam	Fishkill Creek	Enel Green Power North America Inc.	Private	Hydroelectric	High Hazard Dam

The City is copied on the updated EAP of the Glenham Dam. The dam manager frequently communicated with the City. There is also a public trail located near the dam.



3.5 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table J through Table M.

3.5.1 Development and Permitting

Table J. Development and Permitting Capability

Question	Answer
Does your municipality or the county issue building permits for development in your community?	The Building Inspector performs plumbing inspections and all other inspections that are required during various phases of construction. In addition, the required fire/property maintenance inspections of multiple dwellings, assembly and other commercial occupancies are conducted by Building Department personnel.
What is your process for tracking building permits?	New development of renovation can be tracked within the Building Department software.
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes, New development of renovation can be tracked within the Building Department software.
Does your community have a buildable land inventory? If yes, please describe.	The City of Beacon comprises approximately 3,109 acres. At the time of the last comprehensive plan update (2017) 407.8 acres, or 13.1% of the land area was vacant. 830.9 acres, or 26.7% of the land area, is occupied by 1 Family residential. 1,107.9 acres (35.6%) are occupied by institutional or utility land uses. Open space and parkland occupy 368.4 acres (11.9%). The remaining 394 (12.7%) acres are comprised of mixed-use, multi-family, commercial, and industrial development.

Table K. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2016				
Total Permits	14	1	1	16
Permits within SFHA	0	0	0	0
2017				
Total Permits	12	3	0	15
Permits within SFHA	0	0	0	0
2018				
Total Permits	5	4	0	9
Permits within SFHA	0	0	0	0
2019				
Total Permits	25	0	1	26
Permits within SFHA	0	0	0	0
2020				



	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
Total Permits	4	1	0	5
Permits within SFHA	0	1	0	0
2021				
Total Permits	5	3	1	9
Permits within SFHA	0	1	0	0
2022				
Total Permits	3	3	1	7
Permits within SFHA	0	0	0	0
2023				
Total Permits	10	1	0	11
Permits within SFHA	0	0	0	0
2024				
Total Permits	12	2	6	20
Permits within SFHA	0	0	0	0

SFHA = Special Flood Hazard Area (1% flood event)

Table L. Recent Major Development and Infrastructure from 2016 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
Edgewater	Apartments	246	Edgewater Pl. 5955-19-615029,579035,570022,561009,604016	None Identified	4 buildings complete, 4 more to be developed
West End Lofts	Apartments	98	5954-26-688931,708967	None Identified	Completed
The View	Residential	42	5954-26-660924	None Identified	Completed
Beacon Lofts	Apartments	89	6055-04-579148	None Identified	Completed
248 Tioronda	Apartments	64	5954-16-993482	None Identified	2 buildings complete,
16 W Main St	Apartments	62	5954-25-616969	None Identified	Tree removal permit issued

Table M. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
45 Beekman	Mixed-Use	62 Residential and 14,892 sqft commercial	5955-19-706012,5954-26-689990,5954-26-781983	None Identified	Approval process/public hearings



3.6 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table A is responsible for maintaining this information.

3.6.1 NFIP Statistics

Table N summarizes the NFIP policy and claim statistics for Beacon.

Table N. Beacon NFIP Summary of Policy and Claim Statistics

Community Number	360217#
# Policies	29
# Claims (Losses)	34
Total Loss Payments	\$300,683.53
# Repetitive Loss Properties (NFIP definition)	3 (one Single Family and two Other Non-Residential)
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties	0

Note: The three RL properties identified in the City of Beacon include one "single-family" structure and two "other non-residential" structures

NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.

FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.

Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.

Source: FEMA National Flood Insurance Program 2024

3.6.2 National Flood Insurance Program (NFIP) Flood Vulnerability Summary

The HMP Team provided information on participation in and continued compliance with the NFIP in the table below.

Table O. NFIP Summary

NFIP Topic	Comments
Describe areas prone to flooding in your jurisdiction.	1.South Walnut Street between Beacon Street & Catherine Street 2.Violet Drive & Depuyster Avenue at Jessen Pond 3.Pocket Road
Who is the Community Floodplain Administrator (FPA)? Do they serve any roles other than FPA? Do they have adequate training and capacity for this role?	Bryan Murphy Building Inspector has adequate training



NFIP Topic	Comments
What local department is responsible for floodplain management?	Building Department
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 123 Flood Damage Prevention
What is the date that your flood damage prevention ordinance was last amended?	Adopted April 16, 2012.
When was the latest effective Flood Insurance Rate Map (FIRM) adopted, if applicable?	April 16, 2012
Explain NFIP administration services (e.g., permit review, inspections, engineering capability, GIS, etc.)	Permit review for new structures, provide education for property owners with questions regarding SFHA's and monitor SFHA's during storm events to monitor water levels / flooding.
What are the barriers to running an effective NFIP program in your community, if any?	None
Does your floodplain management staff need any assistance or training to support its floodplain management program? If yes, what type of assistance/training is needed?	No
How do you make Substantial Damage determinations? What is the process to make sure these structures are brought into compliance?	Determinations follow FEMA's 50% Rule. Local officials assess damage and require compliance with elevation and construction standards.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	If the cost of improvements exceeds 50 percent of the market value of the structure
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None
Does the community track the number of buildings in the floodplain? If so, how many structures are in special flood hazard area (SFHA)?	No



NFIP Topic	Comments
How many structures (residential and non-residential) are exposed to flood risk within the community outside of the regulatory maps?	Unknown
Does the community maintain elevation records? If yes, please describe.	Only if supplied by land owner
Describe any areas of flood risk with limited NFIP policy coverage.	Unknown
How does the community teach property owners or other stakeholders about the importance of flood insurance?	If a resident applies for a permit in the floodplain.
What digital sources (like the FEMA Map Service Center, National Flood Hazard Layer) or non-regulatory tools does your community use?	Parcel Access
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Project which are reviewed by the Planning Board which are located within a SFHA are reviewed and approved with the least amount of impact to the flood areas possible.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	CAC: March 25, 1996 CAV: October 20, 2020



3.7 JURISDICTIONAL CAPABILITY INVENTORY AND ASSESSMENT

Beacon performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Beacon to identify opportunities for integrating mitigation concepts into ongoing City procedures.



3.7.1 Planning and Regulatory Capability and Integration

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Ordinances

The HMP Team inventoried its existing ordinances against the full capability list of hazard mitigation-related capabilities and the absence of other kinds of ordinances was not considered a gap in local capabilities. There are also many county-level capabilities that are inclusive of and available to the jurisdiction. The table below summarizes the ordinances currently in place at the local level.

Table P. Ordinances

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Building Codes	Yes, Ch. 119: Uniform Fire Prevention and Building Code 12/5/2022	The building codes are strictly enforced to make new and renovated buildings as prepared as possible for hazard related incidents. The chapter includes a provision to allow the building inspector to make emergency repairs to protect the health, safety and welfare of the residents.	Building Department and Code Enforcement
Environmental Protection Ordinance	Yes, Ch. 107: Environmental Quality Review Ch. 179: Sewers Ch. 189: Storm Sewers Ch. 190: Stormwater Management and Erosion and Sediment Control Ch. 203: Trees, Shrubs and Grass Ch. 204: Sand and Gravel Excavation and Tree Removal	The City of Beacon's Code includes requirements and standards for the review of environmental impacts, as well as restrictions to prevent environmental impacts. These sections include prohibitions on tree removals, excavation and grading, and discharge of stormwater and sewer in order to reduce/limit the impacts on the environment.	City Council, Planning Board, Building Department and Code Enforcement
Flood Damage Prevention Ordinance	Yes, Ch. 123: Flood Damage Prevention-7/2012	It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to: Regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities; Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; Control filling, grading, dredging and other development which may increase erosion or flood damages; Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and	City Council, FPA



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
		Qualify for and maintain participation in the National Flood Insurance Program.	
Municipal Separate Storm Sewer System (MS4)	Yes, LL#14 of 2007	Program coordination	Building, Highway Dept.
Natural hazard specific ordinance (stormwater, steep slope, wildfire)	Yes, Amended 3-1-2004 by L.L. No. 2-2004; 9-3-2024 by L.L. No. 7-2024	§ 223-16 Wetlands and watercourses; hilltops, ridgelines and steep slopes. A. Alteration of wetlands or water courses. In any district, no alter	Yes
Real Estate Disclosure Requirements	Yes, Property Condition Disclosure Act, NY Code - Article 14 §460-467	In addition to facing potential liability for failing to disclose under the exceptions to "caveat emptor," a home seller must make certain disclosures under the law or pay a credit of \$500 to the buyer at closing. While the PCDA requires a seller to complete a standardized disclosure statement and deliver it to the buyer before the buyer signs the final purchase contract, in practice, most home sellers in New York opt not to complete the statement and instead pay the credit.	NYS Department of State, Real Estate Agent
Site Plan Code	Yes, Ch. 223: Zoning-2/19/2013	The Planning Board shall take into consideration the recommendations of the City Comprehensive Plan, the proposed location, height and bulk of buildings, traffic circulation within and without the site, provision of off-street parking spaces, exterior lighting, buffer areas and other open spaces as well as drainage improvements and taking various hazards into consideration.	Planning Board
Stormwater Management Code	Yes, Ch 190: Stormwater Management and Erosion and Sediment Control- 11/19/2007	The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within this jurisdiction	City Council, City of Beacon Stormwater Management Officer
Subdivision Code	Yes, Ch. 195: Subdivision of Land-5/3/2004	The City's Planning Board is tasked with site plan/subdivision review. The Planning board pays special attention to ensure that developments mitigate the issues associated with flooding or steep slopes.	Planning Board
Wellhead Protection/Water Restriction	Yes, Chapter 224: Drought Emergency Plan-3/4/2002	Due to a significant shortfall of precipitation, a major leak, a system failure, or excessive consumption beyond the capacity of the system, etc., and as a result of the above unless consumption of water in the City of Beacon water system is substantially reduced the water system will be unable to supply sufficient potable water to meet the basic needs of the citizens of the City of Beacon	City Administrator and Department of Public Works
Zoning/Land Use Code	Yes, Ch. 223: Zoning-3/21/1977	The City off Beacon's zoning code includes districts and standards pertaining to the mitigation of hazards. These sections include the Wetlands and watercourse; hilltops, ridgelines and steep slopes section and the Flood- prone areas section. The zoning code also includes standards for	Planning Board



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
		erosion and sediment control, wetland and watercourse protection, and steep slope regulations.	

Plans

The HMP Team inventoried its existing plans against the full capability list of hazard mitigation-related capabilities and the absence of other kinds of plans was not considered a gap in local capabilities. There are also many county-level capabilities that are inclusive of and available to the jurisdiction. The table below summarizes the plans currently in place at the local level.

Table Q. Plans

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Climate Adaptation / Resilience Plan	Yes, Beacon Sustainability and Climate Resilience Vision – 12/3/2020	The Sustainability and Climate Resilience Vision gathers community input on what a sustainable and climate-resilient city would look like in the future. Outreach for the visioning process gathered information on climate hazards experienced by Beacon residents. Future vulnerability projections were not included.	Cornell Cooperative Extension Dutchess County, City of Beacon, Green Beacon Coalition
Comprehensive Plan	Yes, 12/17/2007	The City completed a Comprehensive Plan, which included the identification of natural hazard risk areas like floodplains, wetlands, and steep slopes, as well as land use and zoning recommendations for managing those risks. It also includes the identification of the manmade hazard risks associated with the Indian Creek Power Plant.	City Council, Planning Board
Continuity of Operations Plan	Yes	The benefits of COOP planning include the ability to: anticipate events and necessary response actions, improve performance through the identification of agency essential functions that must be supported in an emergency, and improve communication to support essential functions throughout the agency.	New York State Defense
Capital Improvement Plan	Yes, 7/25/2014	A Capital Improvement Plan (CIP) offers several benefits that are crucial for effective community planning and fiscal management.	Planning Board
Comprehensive Emergency Management Plan (CEMP)	Yes	The Emergency Management Committee shall prepare and provide for updating a comprehensive emergency management plan for the protection of the residents of the City of Beacon in the event of a public disaster.	Chief of Police, Emergency Management Plan Committee
Emergency Operations Plan	Yes	The benefits of an Emergency Operations Plan (EOP) are numerous and crucial for the safety and preparedness of organizations and communities.	Planning Board
Local Waterfront Revitalization Plan	Yes, 2011	LWRP revised plan	Planning Board



Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Open Space Plan	No	The City has an Open Space Inventory, which will help the City to prioritize conservation of high value open space parcels.	Planning Board
Public Health Plan	Yes	Public health plans offer a range of benefits that contribute to the overall well-being of individuals and communities.	Planning Board
Stormwater Management Plan	Yes	Planning for long-term stormwater management can create opportunities for communities to use stormwater as a resource, invest in resilient infrastructure, revitalize waterways, and introduce green space to make communities more enjoyable and welcoming.	Planning Board
Other:	Yes, City of Beacon 2021-2030 Government Operations Climate Action Plan (GOCAP) – Draft for Comment released June 2024	GOCAP sets out actions focused on the major sources of GHG emissions in Beacon's infrastructure and operations, as identified in the City's corresponding 2021 Inventory (published in November 2023). The plan provides objectives and strategies in focus areas through which Beacon can achieve GHG reductions, specifically buildings, vehicles, solid waste, and water and wastewater treatment.	City Administrator and Climate Action Committee

3.7.2 Administrative and Technical Capability

The HMP Team inventoried its existing Administrative and Technical Capabilities against the full capability list of hazard mitigation-related capabilities and the absence of other staff was not considered a gap in local capabilities. There are also many county-level administrative capabilities that are inclusive of and available to the jurisdiction. The table below summarizes staff and personnel resources at the local level.

Table R. Administrative and Technical Capabilities

Capability Type	In Place in Municipality	Comments
Chief Building Official	Yes	-
Civil Engineer	Yes	-
Construction/Building/Code Enforcement Department	Yes	The City of Beacon Building Department reviews permit applications and plans necessary for the issuance of permits for any work that must conform to the Uniform or Energy Code.
Economic Development Commission/Committee	Yes	The Finance department is responsible to maintain the accounting system of the City. Responsibility includes appropriately and accurately recording all inflows and outflows of monies in accordance standards set forth by City Charter, the Office of State Comptroller and Generally Accepted Accounting Principles as well as applicable General Municipal and Local Finance Law.



Capability Type	In Place in Municipality	Comments
Emergency Management/Public Safety Department	Yes	Police Chief, Fire Chief, City Administrator
Environmental Board/Commission	Yes	Conservation Advisory Committee
Environmental Specialist	Yes	The City uses environmental consultants as needed.
Maintenance Programs to Reduce Risk	Yes	Disaster Preparedness Committee within Beacon Fire Department
Mutual Aid Agreements	Yes	Fire Department, Police Department (pending with County)
Open Space Board/Committee	Yes	Conservation Advisory Committee/Planning Board
Personnel skilled or trained in website development	No	The City contracts with Dutchess County to develop and host its website. The City can post on the site.
Planning Board	Yes	The Planning Board is charged with making recommendations to the Mayor and the City Council on all matters affecting the physical development of the City of Beacon, including consulting on the comprehensive plan and its implementation.
Planner or Engineer with knowledge of land development and land management practices	Yes	Code Enforcement, Planning Board, Planning Consultant, City Engineer
Planners or engineers with an understanding of natural hazards	Yes	City Engineer
Professionals or Engineers trained in construction practices related to buildings and/or infrastructure	Yes	Building Inspector and City Engineer
Public Works/Highway Department	Yes	The Highway Department is responsible for maintaining the city streets and parks and for managing curbside trash collection. This Department also maintains and cleans annually catch basins and storm water outflows.
Zoning Board of Appeals	Yes	The City of Beacon Zoning Board of Appeals hears and determines appeals from administrative decisions, petitions for variances and such other matters as may be required by the City Council or by the laws of New York State.

3.7.3 Fiscal Capability

The table below summarizes financial resources available to Beacon.



Table S. Fiscal Capabilities

Capability Type	Is/has this funding capability been used since 2016? If yes, please describe
Community Development Block Grants (CDBG, CDBG-DR)	Yes. CDBG funding has been used for public facilities projects.
Capital improvement project funding	Yes. The City adopts a 5-Year Capital Program each year.
Authority to levy taxes for specific purposes	Yes. The City was authorized to implement a Hotel Occupancy Tax.
User fees for water, sewer, gas, or electric service	Yes, the city collects fees for water and sewer service
Impact fees for homebuyers or developers of new development/homes	Yes, the city collects recreation fees from certain developments.
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes. Bonding is used to fund certain large projects in the Adopted Capital Programs.
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other Federal (non-FEMA) funding programs	No
FEMA funding programs	Yes. The City accessed Disaster Assistance Funding for flooding in September 2021.
Other State funding programs	No
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

3.7.4 Education and Outreach Capability

The table below includes education and outreach programs and methods already in place that could be used to carry out mitigation activities and communicate information about hazards.

Table T. Education and Outreach Capabilities

Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Community Newsletter	No
Hazard awareness campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	Yes, City provides information in relation to hazardous waste disposal events



Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Hazard mitigation information available on your website	No
Local News	Yes. The City maintains a local news distribution list for updates (e.g., drought emergencies)
Natural disaster/safety programs in place for schools	Yes, The City conducts safety trainings on fire hazards and bike safety.
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes. The City has contacts at the major low-income housing developments in the City.
Public information officer or communications office	Yes, The City Administrator and Deputy City Administrator coordinate public information through website and social media.
Social media for hazard mitigation education and outreach	Yes, The City has a Facebook page administered by the City Administrator and Mayor's Office
Warning systems for hazard events	Yes, The City contracts with a warning notification system through Rave Mobile Safety



3.7.5 Hazard Capability Assessment

Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. The HMP Team ranked the local government's capability to address risks and impacts of each hazard based on the risk and capability assessments performed above.

- **Strong:** Capacity exists and effectively manages the impacts of this hazard.
- **Moderate:** Capacity exists but is not used or needs some improvement.
- **Weak:** Capacity exists and needs substantial improvement
- **None:** Capacity does not exist.
- **N/A:** This hazard is not a risk to my community.

Table U. Hazard Capability Ranking

Hazard	Strong, Moderate, Weak, None, N/A
Dam Failure	Moderate – The city is downstream of the Mount Beacon Reservoir and Pocket Dams. These Dams were rehabilitated in 2022-2023 with increased spillway capacity to make them more resilient to extreme weather events.
Drought	Moderate– The municipal water system relies on surface reservoirs and wells that are vulnerable to prolonged dry conditions. There are limited conservation measures and public awareness efforts in place.
Earthquake	Moderate – Seismic risk is low to moderate. While newer buildings follow modern codes, older structures may not be retrofitted, and earthquake-specific response plans are limited.
Extreme Temperature	Moderate – The City has some designated cooling/warming centers, but not all have backup power. Outreach to vulnerable populations (e.g., seniors) could be strengthened.
Flood	Weak – Low-lying areas near Fishkill Creek and the Hudson are vulnerable. There is some flood mapping and awareness, but infrastructure upgrades and buyout/mitigation programs are limited
Hazardous Materials	Moderate – Risk exists due to rail and road transport corridors. The Beacon Fire Department has response protocols but relies heavily on mutual aid and county resources.
Pandemic	Moderate – COVID-19 revealed both strengths and gaps. While coordination improved during the pandemic, long-term preparedness planning and resource stockpiling are still evolving.
Severe Storm	Moderate – Risk exists due to rail and road transport corridors. The Beacon Fire Department has response protocols but relies heavily on mutual aid and county resources.
Severe Winter Storm	Strong – The city is well-practiced in response to high wind and heavy rain events. Emergency services and DPW are experienced and responsive, though aging infrastructure poses risk.
Utility Failure	Moderate – While many public facilities have backup generators, some critical infrastructure and private-sector services (e.g., gas stations, supermarkets) lack redundancy.
Wildfire	N/A – The risk of wildfire is minimal in Beacon due to the urbanized landscape and lack of large, forested areas, though brush fires on Mount Beacon may occur occasionally.



3.8 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

3.8.1 Past Mitigation Action Status

The tables below indicate progress on the City's mitigation strategy identified in the 2016 HMP. Actions that are still recommended but not completed or that are in progress are carried and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

Status of Previous Mitigation Actions

BeaconC-01—Complete needed infrastructure upgrades	
Hazards Addressed	Severe Storm, Severe Winter Storm, Flooding, Earthquake
Lead Agency / Department	City Highway Department
Supporting Agency / Department	NYS DOT
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Complete needed infrastructure upgrades, including other small bridges with known vulnerabilities within the City
Action Category	
Current Status— Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-

**BeaconC-02—Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction.**

Hazards Addressed	All Hazards
Lead Agency / Department	Emergency Management Plan Committee
Supporting Agency / Department	-
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-



BeaconC-03—Promote Disaster-Resistant Development	
Hazards Addressed	Flood
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Promote Disaster-Resistant Development: Maintain good standing in the National Flood Insurance Program
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Ongoing
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	-

BeaconC-04—Ensure that future comprehensive plan updates incorporate natural disaster mitigation	
Hazards Addressed	All Hazards
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process.
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Update will occur in 2027. The City will include hazard mitigation strategies and considerations in the planning process.
If discontinue, explain why	-



BeaconC-05—Educate residents about driving in winter storms and handling winter-related health effects	
Hazards Addressed	Winter Storm
Lead Agency / Department	Highway Department
Supporting Agency / Department	Building Department
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Educate residents about driving in winter storms and handling winter-related health effects
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	-
If discontinue, explain why	-

BeaconC-06—Review existing emergency response plans for enhancement opportunities	
Hazards Addressed	All Hazards
Lead Agency / Department	Emergency Management Plan Committee
Supporting Agency / Department	-
Action Location	-
Summary of Original Problem Summary of Solution (Project)	Review existing emergency response plans for enhancement opportunities: work with social support agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities.
Action Category	-
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	
If discontinue, explain why	

**BeaconC-07—Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1.**

Hazards Addressed	All Hazards
Lead Agency / Department	City of Beacon Fire Department
Supporting Agency / Department	-
Action Location	City of Beacon Fire Department Station
Summary of Original Problem Summary of Solution (Project)	Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Fire houses have been consolidated into a single station at Tompkins Hose Fire House (Station No. 2). The other fire stations have been closed, and the single station has a fully-functional backup generator.

BeaconC-08—Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements.

Hazards Addressed	All Hazards
Lead Agency / Department	City of Beacon Fire Department
Supporting Agency / Department	-
Action Location	City of Beacon Fire Department
Summary of Original Problem Summary of Solution (Project)	Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Fire houses have been consolidated into a single station at Tompkins Hose Fire House (Station No. 2). The other fire stations have been closed, and the single station has a fully-functional backup generator.



BeaconC-09—Hiddenbrooke	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Hiddenbrooke
Summary of Original Problem Summary of Solution (Project)	The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Ongoing
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	City clears debris out of the Dry Brook to maintain its capacity to convey water.



BeaconC-10—Jessen's Pond	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Jessen's Pond
Summary of Original Problem Summary of Solution (Project)	Jessen's Pond would be dredged of all sediment to increase storage capacity of the pond, and a new outlet control structure would be installed to maintain levels within the pond to ensure capacity exists during heavy rainfall events. Costs would include engineering, surveying, contaminated soils, testing, permitting, etc.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinued
If include, revise/reword as appropriate	-
If discontinue, explain why	The pond is privately owned. The city maintains public infrastructure (i.e., culvert) that feeds the pond. Dredging is not anticipated and would likely not provide sufficient increased storage capacity in high rainfall events.

BeaconC-11—Tioronda Drainage Improvements	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	Tioronda
Summary of Original Problem Summary of Solution (Project)	Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Completed
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Project is completed



BeaconC-12—South Walnut Street Drainage	
Hazards Addressed	Flood
Lead Agency / Department	Highway Department
Supporting Agency / Department	-
Action Location	South Walnut Street
Summary of Original Problem Summary of Solution (Project)	Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction.
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	No Progress
Next Steps	
Include in the 2025 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Proposed - Not Started Apprx. \$1.5M. Minor standing water and minimal impacts to yards does not pass current BCA considerations given limited City resources.
If discontinue, explain why	-

BeaconC-13—Riverfront Park	
Hazards Addressed	Severe Storm, Severe Winter Storm, Flooding, Earthquake
Lead Agency / Department	City Council
Supporting Agency / Department	Planning Board
Action Location	Riverfront Park
Summary of Original Problem Summary of Solution (Project)	Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction
Action Category	
Current Status– Please select one:	Proposed - Not Started In-Progress – Project Underway Completed Discontinued – No longer relevant Discontinued – Ongoing Capability
Please describe the current status selection:	Complete
Next Steps	
Include in the 2025 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	-
If discontinue, explain why	Project is complete. This project was accomplished using riprap shore reinforcement. The City installs stone riprap as needed.



3.8.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 2-1, Beacon identified the following mitigation efforts completed since the last HMP:

- In recent years the city has invested in maintaining and improving its stormwater and other infrastructure so that flooding events are less impactful and damaging. Due to this proactive posture and management, the City has experienced decreased flood impacts.
- Clean and repair hundreds of storm drains annually.
- The City upsizes culverts when they are being replaced or reconstructed.
- Strong planning process means the City is building in the right places in the right way. City attorneys are well versed in land use regulations and the City Engineer; City Planner and the Building Inspector are all included in key development decisions are being made. Floodplain and floodway, stormwater and sewer infrastructure are factored. When new development and redevelopment is underway the City is proactive in making the development more resilient and. Incremental approach has been very successful.
- Not many streams, creeks, tributaries etc. Stormwater is well managed via the City's stormwater infrastructure.

3.8.3 Identified Issues

The City of Beacon has identified the following vulnerabilities within their community for mitigation strategy development:

- Several bridges within the City have known structural vulnerabilities that pose risks during natural hazard events. These weaknesses could lead to service disruptions, emergency access issues, and increased recovery costs.
- Many residents may not have access to disaster preparedness information in their primary language, limiting their ability to plan effectively for emergencies.
- The current comprehensive plan does not incorporate hazard mitigation principles and does not have a strategy to streamline the consideration of the following hazards into its future development and growth: Dam failure, drought, earthquake, extreme temperature, flood, HazMat, pandemic, severe storm, severe winter storm, utility failure, wildfire.
- Many residents may be unfamiliar with safe driving practices and health precautions during severe winter storms, increasing the risk of accidents and cold-related health issues.
- Existing emergency response plans may not adequately address the needs of socially vulnerable populations, particularly in terms of timely alerts, shelter access, and coordination with support networks.
- Existing drainage infrastructure is undersized and unable to effectively manage runoff during severe storms, leading to localized flooding and property damage.
- The City's wastewater treatment plant is experiencing significant inflow and infiltration (I&I) issues, with projections indicating that the plant may exceed its capacity by a factor of 3 to 4. Groundwater and basement water are entering the sanitary sewer system through the stormwater network and other external sources, including areas outside City limits. This excess flow strains the treatment system and increases the risk of overflows and environmental impacts.
- There are flood-prone roadways in the City, including multiple roads which are located in the floodplain:
 - 1.South Walnut Street between Beacon Street & Catherine Street
 - 2.Violet Drive & Depuyster Avenue at Jessen Pond
 - 3.Pocket Road.
- The City of Beacon experiences recurrent localized flash flooding, particularly near Fishkill Creek, low-lying roadways, and areas adjacent to the Hudson River such as the Metro-North parking lots. These flood events pose significant risks to residential properties, including basement flooding and utility damage, and disrupt



access routes. Commercial establishments along Main Street and industrial zones near Fishkill Creek are especially vulnerable, threatening economic activity and public safety.

- Frequent flooding events have resulted in damages to residential properties. These properties have been repetitively flooded as documented by paid NFIP claims. The City has three repetitive loss properties, but other properties may be impacted by flooding as well.
- Glenham Dam is a Class I High Hazard Dam that is part of the Fishkill Creek. The dam is owned by the Enel Green Power North American Inc. and is a private dam. The dam was last inspected in 2001 and the condition was not rated, the risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.
- The following critical facilities are municipally owned and located in the special flood hazard area:
 - Glenham Dam – HHPD
 - New York Rubber Co Dam
 - Conkling Dam
 - Tuck Dam



3.8.4 Proposed Hazard Mitigation Actions for the HMP Update

Beacon participated in the mitigation strategy workshop and identified hazard mitigation actions to reduce the risks and impacts of hazards the community ranked as high-risk. Hazard risk ranking was specific to each community in the County and was based on quantitative (i.e., analysis of the best available data) and qualitative risk assessment processes (i.e., evaluation of previous occurrences, likelihood of future occurrences and vulnerabilities to people and community services; buildings and critical infrastructure; the natural environment and other local priorities).

Implementation of these actions are dependent upon available funding (grants and local match availability) and local capacity and may be modified or omitted at any time based on the occurrence of new hazard events and changes in local priorities.

Volume I identifies fourteen evaluation criteria for prioritizing the mitigation actions. Below, Table U provides the prioritization criteria score for each proposed mitigation action.



Action 2025-BeaconC-01. Complete Needed Infrastructure Upgrades

Lead Agency:	City DOT	
Supporting Agencies:	NYSDOT	
Hazards of Concern:	Earthquake, Flood, Severe Storm, Severe Winter Storm	
Description of the Problem:	Several bridges within the City have known structural vulnerabilities that pose risks during natural hazard events. These weaknesses could lead to service disruptions, emergency access issues, and increased recovery costs.	
Description of the Solution:	Complete needed infrastructure upgrades, including other small bridges with known vulnerabilities within the City	
Estimated Cost:	High	
Potential Funding Sources:	FEMA HMGP, Capital Improvement Budget	
Implementation Timeline:	5 or more years	
Goals Met:	1,2,3,5	
Benefits:	• Infrastructure will be protected from future hazard damages. • Ensures at least a single transportation route remains accessible to the community.	
Impact on Socially Vulnerable Populations:	Improved access and safety for all residents, especially those in areas with limited transportation options or emergency services.	
Impact on Future Development:	Supports safe and resilient growth by ensuring infrastructure can withstand future hazard events.	
Impact on Critical Facilities/Lifelines:	Protects access routes to critical facilities such as hospitals, fire stations, and shelters.	
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be vulnerable to prolonged isolation after high-water events.	
Climate Change Considerations:	Ensure the bridge structure is impervious to erosion at its base due to rising water levels.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Routine Maintenance Only	Does not address underlying vulnerabilities
	Relocate Transportation Routes	Expensive and time consuming



Action 2025-BeaconC-02. Outreach Materials - Multiple Languages

Lead Agency:	Emergency Management Plan Committee	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	Many residents may not have access to disaster preparedness information in their primary language, limiting their ability to plan effectively for emergencies.	
Description of the Solution:	Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,4	
Benefits:	Improves community-wide preparedness by ensuring all residents have access to clear, actionable information in their preferred language	
Impact on Socially Vulnerable Populations:	Directly benefits non-English speakers and underserved communities by removing language barriers to preparedness.	
Impact on Future Development:	Supports resilient community growth by embedding preparedness into public outreach and education.	
Impact on Critical Facilities/Lifelines:	Not applicable	
Impact on Capabilities:	Strengthens public education and outreach capabilities, enhancing overall emergency management effectiveness.	
Climate Change Considerations:	Supports preparedness for climate-related hazards by ensuring residents are informed about evolving risks and response strategies	
Mitigation Category	Education and Awareness Programs	
CRS Category	Public Information	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Translate materials only upon request	Reactive approach, delays access to critical information
	Rely on word-of-mouth, or community leaders	Can lead to inconsistent messaging, limited reach



Action 2025-BeaconC-03. Comprehensive Plan Update

Lead Agency:	City Council	
Supporting Agencies:	Planning Board	
Hazards of Concern:	All Hazards	
Description of the Problem:	The current comprehensive plan does not incorporate hazard mitigation principles and does not have a strategy to streamline the consideration of the following hazards into its future development and growth: Dam failure, drought, earthquake, extreme temperature, flood, HazMat, pandemic, severe storm, severe winter storm, utility failure, wildfire.	
Description of the Solution:	Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process. The next update will occur in 2027.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1	
Benefits:	This action will have the City update its comprehensive plan, which has not been updated in many years. The integration of hazard mitigation principles will present the opportunity for the City to identify areas of the City which may be impacted by hazards and plan for future land use accordingly.	
Impact on Socially Vulnerable Populations:	The inclusion of hazard mitigation principles into the comprehensive plan may include discussions on how hazard risks may impact socially vulnerable populations in the City.	
Impact on Future Development:	This action will have a direct impact on future land use in the City, as the comprehensive plan guides land use principles in the City.	
Impact on Critical Facilities/Lifelines:	Updating the comprehensive plan to include hazard mitigation principles may present an opportunity to discuss hazard risks to critical facilities and lifelines in the City.	
Impact on Capabilities:	This action will update an already existing planning capability of the City, making it more resilient.	
Climate Change Considerations:	As impacts from climate change are increasingly felt, the contents in the City's comprehensive plan will need to be updated.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Integrate hazard mitigation principles in only plan elements	The plan will miss integration opportunities in the comprehensive plan main document
	Integrate hazard mitigation principles in only comprehensive plan main document	The plan will miss integration opportunities in the plan elements



Action 2025-BeaconC-04. Winter Storms Outreach

Lead Agency:	Highway Department	
Supporting Agencies:	Building Department	
Hazards of Concern:	Severe Winter Storm, Extreme Temperatures	
Description of the Problem:	Many residents may be unfamiliar with safe driving practices and health precautions during severe winter storms, increasing the risk of accidents and extreme cold-related health issues.	
Description of the Solution:	Educate residents about driving in winter storms and handling winter-related health effects. Outreach materials can be distributed through public buildings, community centers, and online platforms.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3,4	
Benefits:	Enhances public safety by equipping residents with practical knowledge to reduce risks during severe winter weather and extreme cold events.	
Impact on Socially Vulnerable Populations:	Provides accessible information that can help protect individuals who may be more exposed to severe winter weather, such as those without reliable transportation or heating.	
Impact on Future Development:	Not applicable	
Impact on Critical Facilities/Lifelines:	Not applicable	
Impact on Capabilities:	Strengthens public education and outreach capabilities related to severe winter weather.	
Climate Change Considerations:	Addresses the potential for more frequent or intense winter storms due to changing climate patterns.	
Mitigation Category	Education and Awareness Program	
CRS Category	Public Information	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Rely solely on emergency response	Reactive and may not prevent incidents
	Post information online only	Limits access for residents without internet



Action 2025-BeaconC-05. Review Existing Emergency Response Plans

Lead Agency:	Emergency Management Plan Committee	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	Existing emergency response plans may not adequately address the needs of socially vulnerable populations, particularly in terms of timely alerts, shelter access, and coordination with support networks.	
Description of the Solution:	Review existing emergency response plans for enhancement opportunities: work with social support agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities.	
Estimated Cost:	Low	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,2,3	
Benefits:	Improves inclusivity and effectiveness of emergency response plans, ensuring that all residents, especially those most at risk, receive timely support and access to safe shelter	
Impact on Socially Vulnerable Populations:	Directly benefits populations with limited mobility, language barriers, or economic constraints by improving access to alerts and shelter.	
Impact on Future Development:	Supports equitable and resilient community growth by embedding inclusive planning practices.	
Impact on Critical Facilities/Lifelines:	Improves coordination and access to lifelines such as shelters, healthcare, and emergency services during disasters.	
Impact on Capabilities:	Strengthens planning and coordination capabilities across agencies and community networks.	
Climate Change Considerations:	Addresses increasing frequency and intensity of hazard events by ensuring preparedness plans are inclusive and adaptable.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Rely solely on general public alerts	May not reach or be understood by all residents
	Provide shelter access without coordinated planning	Shelters may be under-resources or inaccessible



Action 2025-BeaconC-06. South Walnut Street Drainage

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	Existing drainage infrastructure is undersized and unable to effectively manage runoff during severe storms, leading to localized flooding and property damage.	
Description of the Solution:	Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP	
Implementation Timeline:	1-5 years	
Goals Met:	3,5	
Benefits:	Enhances the capacity of the drainage system to handle severe weather events, reducing flood damage and improving public safety.	
Impact on Socially Vulnerable Populations:	Reduces flood risk in areas that may be home to vulnerable populations, improving safety and access during storm events.	
Impact on Future Development:	Supports resilient development by improving infrastructure in flood-prone areas.	
Impact on Critical Facilities/Lifelines:	Protects access to roads and utilities that serve critical facilities, reducing service disruptions.	
Impact on Capabilities:	Improves local capacity to manage stormwater and respond to flood events.	
Climate Change Considerations:	Addresses increased rainfall intensity and frequency associated with climate change by upgrading infrastructure to meet future demands.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection, Natural Resource Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Increase maintenance of existing systems	Won't address the system's limited capacity during severe storms
	Install temporary flood barriers	Temporary solutions, but not sustainable long-term.



Action 2025-BeaconC-07. WWTP I&I Issues

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Extreme Temperature, Flood, Severe Storm, Severe Winter Storm, Utility Failure	
Description of the Problem:	The City's wastewater treatment plant is experiencing significant inflow and infiltration (I&I) issues, with projections indicating that the plant may exceed its capacity by a factor of 3 to 4. Groundwater and basement water are entering the sanitary sewer system through the stormwater network and other external sources, including areas outside City limits. This excess flow strains the treatment system and increases the risk of overflows and environmental impacts.	
Description of the Solution:	Conduct smoke testing of the stormwater system to identify and eliminate sources of unauthorized water entering the sanitary sewer. Complete an ongoing study to reroute stormwater out of the sanitary system and evaluate groundwater infiltration from outside the City limits. These actions will reduce I&I, preserve treatment capacity, and improve system efficiency.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	Reduces excess flow to the WWTP, minimizes overflow risks, and extends the lifespan of wastewater infrastructure.	
Impact on Socially Vulnerable Populations:	Improves sanitation reliability and reduces the risk of backups or overflows in vulnerable neighborhoods.	
Impact on Future Development:	Supports sustainable growth by ensuring wastewater infrastructure can accommodate future demand.	
Impact on Critical Facilities/Lifelines:	Protects wastewater treatment operations, a key lifeline service, from disruption during hazard events.	
Impact on Capabilities:	Strengthens local capacity to manage stormwater and wastewater systems effectively.	
Climate Change Considerations:	Addresses increased precipitation and groundwater levels associated with climate change, reducing long-term system stress.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Increase routine maintenance only	Short-term fix
	Expand capacity without addressing I&I	Costly and inefficient if I&I sources remain unaddressed



Action 2025-BeaconC-08. Flood Prone Roads

Lead Agency:	Highway Department	
Supporting Agencies:	Dutchess County Public Works	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	There are flood-prone roadways in the City, including multiple roads which are located in the floodplain 1.South Walnut Street between Beacon Street & Catherine Street 2.Violet Drive & Depuyster Avenue at Jessen Pond 3.Pocket Road.	
Description of the Solution:	The City will develop specific mitigation solutions for flood-prone road systems (roads, bridges, intersections, drainage, etc.) under the leadership of County Public Works.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Socially Vulnerable Populations:	This action will assist socially vulnerable populations whose properties are impacted by flooding along flood-prone roads.	
Impact on Future Development:	Future development in the impacted area will be less likely to be flooded.	
Impact on Critical Facilities/Lifelines:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Capabilities:	Not applicable	
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Preventative Measures	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Relocate all flood-prone road system	Not feasible
	Raise all flood prone roads	Cost prohibitive



Action 2025-BeaconC-09. Flash Flooding

Lead Agency:	Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	The City of Beacon experiences recurrent localized flash flooding, particularly near Fishkill Creek, low-lying roadways, and areas adjacent to the Hudson River such as the Metro-North parking lots. These flood events pose significant risks to residential properties, including basement flooding and utility damage, and disrupt access routes.	
Description of the Solution:	To mitigate the impacts of flash flooding in Beacon, the City will conduct a flood study to identify potential mitigation actions to reduce the occurrence of flooding and flood risk when floods do occur. Once identified, cost-effective actions will be carried out.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, FMA, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3	
Benefits:	• Flood risk will be reduced in hazard prone areas. • Vulnerable communities will be identified ahead of a flood event, which will allow first responders to plan and stage resources in those areas. • Future mitigation projects may be identified that will further increase overall community resiliency to flooding and other hazard events.	
Impact on Socially Vulnerable Populations:	• Areas vulnerable to flooding will be made aware to City leadership and first responders which can place an emphasis on controlled future development. • If cost-effective mitigation actions are identified, they may be implemented in flood prone areas that could reduce their overall risk to loss of life and property.	
Impact on Future Development:	Flood insurance costs may decrease.	
Impact on Critical Facilities/Lifelines:	• Transportation routes will be more likely to remain open if flooding is mitigated along them. • Hydration systems may remain potable for community usage if projects are identified to protect the existing infrastructure from flooding.	
Impact on Capabilities:	This study will identify opportunities for mitigation funding to be spent in the areas in which it is most needed to increase resiliency and decrease damage from flood events.	
Climate Change Considerations:	Consideration should be taken to ensure any projects conducted have accounted for increased extreme rainfall events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structure Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-



	Elevating structure in flood prone areas	Costly
	Relocation of properties	Could pose financial challenges



Action 2025-BeaconC-10. Repetitive Loss Properties

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	Building Inspector	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	Frequent flooding events have resulted in damages to residential properties. These properties have been repetitively flooded as documented by paid NFIP claims. The City has three repetitive loss properties, but other properties may be impacted by flooding as well.	
Description of the Solution:	Conduct outreach to 10 flood-prone property owners, including RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information, and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, FMA, Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3	
Benefits:	Eliminates flood damage to homes and residences, which creating an open space for the municipality and increasing flood storage.	
Impact on Socially Vulnerable Populations:	Removing homes from the floodplain immediately removes the risk to life and property. Socially vulnerable populations may be able to have houses elevated or acquired when it would otherwise be unaffordable.	
Impact on Future Development:	Increased outreach to homeowners within a flood prone area will limit construction in areas that are prone to hazard events. Homes may be acquired, which will remove those structures from the floodplain and prevent future development on those sites.	
Impact on Critical Facilities/Lifelines:	Removing structures from the floodplain decreases the demand on utilities and emergency services including health and medical, law enforcement, and search and rescue.	
Impact on Capabilities:	Removing the risk from the immediate floodplain via acquisition of properties will free up resources for search and rescue and other emergency operations as needed.	
Climate Change Considerations:	Climate change is likely to increase the frequency and severity of severe rainfall, flash flooding, riverine flooding, and coastal flooding from sea level rise and storm surge events. Removing structures from the floodplain will reduce the response and recovery costs as a result of these events and decrease the loss of human life as a result of these events. Elevating structures will reduce the recovery costs as a result of these events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection	
Priority	Medium	
Alternative	Action	Evaluation
	No action	-
	Levee around floodplain	Costly, not enough room



	Deployable flood barriers	Requires deployment. Residents may not have adequate time to deploy, especially those who are elderly or disabled.
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Action 2025-BeaconC-11. HHPD

Lead Agency:	Highway Department	
Supporting Agencies:	Enel Green Power North American Inc, NYSDEC	
Hazards of Concern:	Dam Failure	
Description of the Problem:	Glenham Dam is a Class I High Hazard Dam that is part of the Fishkill Creek. The dam is owned by the Enel Green Power North American Inc. and is a private dam. The dam was last inspected in 2001 and the condition was not rated, the risk of dam failure warrants an engineering evaluation to determine if retrofits of the dam would result in safer conditions.	
Description of the Solution:	The Highway Department will work with the Enel Green Power North American Inc to complete an engineering study of Glenham Dam. If cost-effective mitigation measures or retrofit options are identified that can increase the level of safety and length of useful life, the City and the Enel Green Power North American Inc will pursue funding support, permit approval from NYSDEC, and implement the cost-effective measures.	
Estimated Cost:	High	
Potential Funding Sources:	FEMA HMGP, HHPD, Capital Improvement Budget	
Implementation Timeline:	1-5 years	
Goals Met:	1,3	
Benefits:	This action will improve the safety and security of those who live within the dam inundation areas of the dams and increase the resilience of responding agencies.	
Impact on Socially Vulnerable Populations:	The action will result in better preparedness within the Special Flood Hazard Area and inundation areas where significant risk to socially vulnerable populations exists.	
Impact on Future Development:	Future development located in or near the dam inundation area will be further protected from a dam failure event.	
Impact on Critical Facilities/Lifelines:	Dams are considered a critical facility. This action will create an understanding of the safety procedures in place for each identified dam and strengthen the structural integrity of dam, as needed.	
Impact on Capabilities:	This action will improve planning and response capabilities through the understanding of responsibilities and procedures.	
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events, which may contribute to the likelihood of a dam failure event due to projected increases in precipitation. This action will increase the capabilities to respond to these events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Decommission Dam	High cost, flood risk for near by properties
	Elevate nearby structures	Very high cost and likely not feasible for commercial properties. Will not reduce potential for dam failure due to poor dam conditions



Action 2025-BeaconC-12. Critical Facilities – 500 Year Flood Level

Lead Agency:	Highway Department
Supporting Agencies:	County Public Works, NYSDEC
Hazard(s) of Concern:	Dam Failure, Flood, Severe Weather
Description of the Problem:	The following critical facilities are municipally owned and located in the special flood hazard area: • Glenham Dam – HHPD • New York Rubber Co Dam • Conkling Dam • Tuck Dam
Description of the Solution:	The City will conduct a feasibility assessment to determine what flood mitigation measures are needed at Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam to reduce risk from a 500-year flood event. The assessment will evaluate structural and operational improvements such as spillway enhancements, embankment reinforcement, and improved drainage systems. Once the most cost-effective and technically feasible options are identified, the City will proceed with implementation to improve dam safety and reduce downstream flood risk.
Estimated Cost:	High
Potential Funding Sources:	FEMA HMGP and PDM, Operational Budget
Implementation Timeline:	1-5 years
Goals Met:	1,3
Benefits:	Ensures continuity of operations of Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam.
Impact on Socially Vulnerable Populations:	Protection of critical facilities provides an opportunity for first responders and emergency managers to maintain critical services that socially vulnerable populations rely on.
Impact on Future Development:	The risk of significant damage occurring to the structure will be reduced, which will allow critical operations to be maintained or only briefly interrupted in severe events. This provides continued support to both current and future development in the service area.
Impact on Critical Facilities/Lifelines:	This action will protect Glenham Dam, New York Rubber Co Dam, Conkling Dam, and Tuck Dam which is a critical facility, maintaining the critical services that it provides.
Impact on Capabilities:	This action improves continuity of operations during a flood event, allows for a more rapid return to pre-disaster capabilities after a flood event, and faster deployment of post disaster capabilities.
Climate Change Considerations:	This action addresses anticipated increases in flooding frequency and severity through protection to the 500-year (0.2-percent annual chance) flood level.
Mitigation Category:	Structure and Infrastructure Projects



CRS Category:	Emergency Services, Property Protection	
Priority:	High	
Alternatives:	Action	Evaluation
	No Action	-
	Relocate facility	Not an option
	Establish plans to enter into MOU with neighboring critical facilities to provide service during flood events	Reduction in response times and delay of critical services in the immediate area.



Action 2025-BeaconC-13. Water Resilience Plan

Lead Agency:	Sewer and Water Districts	
Supporting Agencies:	-	
Hazard(s) of Concern:	Drought, Extreme Temperature	
Description of the Problem:	Extended droughts put pressure on all wells the City relies on. Reduced groundwater levels threaten water supply reliability, especially during prolonged dry periods.	
Description of the Solution:	Develop a City Water Resilience Plan that includes: • Monitoring groundwater levels and usage trends • Identifying and protecting recharge zones • Promoting water conservation through public outreach • Exploring alternative water sources (e.g., interconnections with nearby systems, rainwater harvesting) • Upgrading infrastructure to reduce water loss and improve efficiency	
Estimated Cost:	Medium	
Potential Funding Sources:	Operating Budget	
Implementation Timeline:	1-5 years	
Goals Met:	3, 5	
Benefits:	Supports sustainable water management.	
Impact on Socially Vulnerable Populations:	Helps ensure consistent water access for all residents, including those with limited resources or alternative water options.	
Impact on Future Development:	Supports responsible growth by ensuring water availability and infrastructure resilience.	
Impact on Critical Facilities/Lifelines:	Protects water systems and ensures continued service during droughts.	
Impact on Capabilities:	Improves water resource planning, monitoring, and emergency response capabilities.	
Climate Change Considerations:	Addresses increased frequency and severity of droughts due to climate change.	
Mitigation Category:	Local Plans and Regulations	
CRS Category:	Public Information, Preventative Measures	
Priority:	High	
Alternatives:	Action	Evaluation
	No action	-
	Rely on Emergency Water Deliveries During Droughts	Costly and Complex
	Encourage Voluntary Water Conservation Without Infrastructure or Planning	Participation may be inconsistent



Table V. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
Action 2025-BeaconC-01	Complete Needed Infrastructure Upgrades	1	1	1	1	1	0	0	0	1	1	1	-1	1	0	9	Medium
Action 2025-BeaconC-02	Outreach Materials - Multiple Languages	1	1	1	1	1	1	0	1	1	1	0	1	0	1	11	High
Action 2025-BeaconC-03	Comprehensive Plan Update	1	1	1	1	1	1	1	0	1	1	1	1	0	1	12	High
Action 2025-BeaconC-04	Winter Storms Outreach	1	1	1	1	1	1	1	1	1	0	1	1	0	0	11	High
Action 2025-BeaconC-05	Review Existing Emergency Response Plans	1	0	1	1	1	1	0	1	1	1	1	1	0	0	10	Medium
Action 2025-BeaconC-06	South Walnut Street Drainage	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-07	WWTP I&I Issues	0	1	1	1	1	0	1	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-08	Flood Prone Roads	1	1	1	1	1	0	0	0	1	1	1	1	1	0	10	Medium
Action 2025-BeaconC-09	Flash Flooding	1	1	1	1	1	0	0	1	1	1	1	1	1	0	11	High
Action 2025-BeaconC-10	Repetitive Loss Properties	0	1	1	1	1	0	0	0	1	1	1	1	0	1	9	Medium
Action 2025-BeaconC-11	HHPD	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
Action 2025-BeaconC-12	Critical Facilities – 500 Year Flood Level	1	1	1	1	1	0	1	0	1	1	1	1	1	0	11	High
Action 2025-BeaconC-13	Water Resilience Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	0	13	High

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14)

City of Beacon City Council Agenda

04/06/2026

Title:

Resolution No. 42 - Adopting a Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax

ATTACHMENTS

Resolution Adopting a Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax

Keane & Beane, P.C. Memorandum Regarding a Home Rule Request for Legislation Authorizing the City of Beacon to Impose a Hotel and Motel Tax

New York State Senate Bill No. S9264: Beacon Room Occupancy Tax Extension (Feb. 19, 2026)

New York State Assembly Bill No. A10396: Beacon Room Occupancy Tax Extension (Mar. 3, 2026)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 42 OF 2026

**ADOPTING A HOME RULE REQUEST FOR THE ENACTMENT AND ADOPTION OF
AMENDED ASSEMBLY BILL A.10396A AND AMENDED SENATE BILL S.9264A
EXTENDING THE CITY'S AUTHORIZATION TO IMPOSE A HOTEL AND MOTEL TAX**

WHEREAS, Assembly Bill A.10396A and Senate Bill S.9264A have been introduced in the New York State Assembly and the New York State Senate, respectively, each entitled "AN ACT to amend chapter 295 of the laws of 2023 amending the tax law relating to authorizing the city of Beacon to impose a hotel and motel tax, in relation to the effectiveness thereof"; and

WHEREAS, the purpose of this proposed legislation is to extend the authorization granted to the City of Beacon to impose a local city tax (room occupancy tax) on guests staying at hotels or motels (which includes, but is not limited to, short-term rentals such as Airbnb) within the City of Beacon, as set forth under Article XIII of Chapter 199 of the Beacon City Code; and

WHEREAS, on March 16, 2025, the City Council adopted Resolution 32-2026 requesting the State Legislature to enact Assembly Bill A.10396 and Senate Bill S.9264, however, such bills have been amended by the State Legislature to extend the City's authorization to impose such tax from August 23, 2028, to August 23, 2029; and

WHEREAS, the City Council is required to submit a new Home Rule Request any time Special Legislation is amended; and

WHEREAS, the Mayor and City Council believe extending such a tax is in the best interest of the City of Beacon and its residents.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon finds that extension of the hotel and motel tax is in the best interests of the City and hereby respectfully makes a Home Rule Request pursuant to the New York State Home Rule Law that the New York State Assembly enact Assembly Bill No. A.10396A and the New York State Senate enact Senate Bill No. S.9264A, a copy of each which are attached hereto, to amend the New York Tax Law by extending the effectiveness of NYS Tax Law Section 1202-mm thereby continuing the City of Beacon's authorization to impose a hotel and motel tax.

BE IT FURTHER RESOLVED, the City Clerk is directed to forward the appropriate number of the Home Rule Request form with the appropriate transmittal letters to each House of the New York State Legislature.

Resolution No. 42 of 2026			Date: April 6, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Lee Kyriacou, Mayor
Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: New Home Rule Request to Extend Beacon's Room Occupancy
Tax on Hotels, Motels, and Short-Term Rentals

DATE: April 6, 2026

The City Council recently requested the State Legislature extend the City's authority to impose a room occupancy tax on hotels, motels, and short-term rentals.¹ However, last week both pending bills were amended to extend the City's authorization to impose this room occupancy tax from August 23, 2028, to August 23, 2029. There have been no other changes. As noted in our office's memorandum dated March 11, 2026, anytime special legislation is amended by the Legislature a new Home Rule Request must be made by the municipality.²

Please do not hesitate to contact us with any questions. Thank you.

¹ For additional information concerning the City's room occupancy tax on hotels, motels, and short-term rentals, please see our office's Memorandum dated, January 13, 2026, included with the Council's January 20, 2026, agenda packet. A copy may also be accessed [here](#).

² A copy of our office's Memorandum dated March 11, 2026, regarding next steps in the Home Rule process was included with the Council's agenda packet for its March 16, 2026 meeting and may be accessed [here](#).

STATE OF NEW YORK

9264--A

IN SENATE

February 19, 2026

Introduced by Sen. ROLISON -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 295 of the laws of 2023 amending the tax law relating to authorizing the city of Beacon to impose a hotel and motel tax, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Section 2 of chapter 295 of the laws of 2023 amending the
2 tax law relating to authorizing the city of Beacon to impose a hotel and
3 motel tax is amended to read as follows:

4 § 2. This act shall take effect immediately and shall expire and be
5 deemed repealed [~~3 years after such date~~] on August 23, 2029.

6 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD14755-03-6

STATE OF NEW YORK

10396--A

IN ASSEMBLY

March 3, 2026

Introduced by M. of A. JACOBSON -- read once and referred to the Committee on Ways and Means -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 295 of the laws of 2023 amending the tax law relating to authorizing the city of Beacon to impose a hotel and motel tax, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section 2 of chapter 295 of the laws of 2023 amending the
- 2 tax law relating to authorizing the city of Beacon to impose a hotel and
- 3 motel tax is amended to read as follows:
- 4 § 2. This act shall take effect immediately and shall expire and be
- 5 deemed repealed [~~3 years after such date~~] on August 23, 2029.
- 6 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [~~-~~] is old law to be omitted.

LBD14755-02-6

City of Beacon City Council Agenda
04/06/2026

Title:

March 16, 2026 Minutes

ATTACHMENTS

[March 16, 2026 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 Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

**March 16, 2026
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 Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Christopher White, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

[Public Hearing for an Amended Concept Plan for 248 Tioronda Avenue \(to be adjourned to April 20, 2026\)](#)

Motion to adjourn the public hearing to April 20, 2026 by Councilmember Grant.
Second by Councilmember Gorton.
Motion passes 7 – 0.

Workshop

[Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax](#)

[Funding Resolution for the Rehabilitation of Beekman Street](#)

[City Council Priorities](#)

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 32 - Adopting a Home Rule Request for the Enactment and Adoption by the New York State Assembly and Senate of Bills Authorizing the City of Beacon to Impose a Hotel and Motel Tax](#)

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Glauda.
Motion passes 7 – 0.

2. [Resolution No. 33 - Authorizing the Implementation and Funding of Costs of the Rehabilitation of Beekman Street](#)

Motion to adopt the resolution by Councilmember Smith.
Second by Councilmember Wake.
Motion passes 7 – 0.

Approval of Minutes

1. [March 2, 2026 Minutes](#)

Motion to approve the minutes by Councilmember Wake.
Second by Councilmember Grant.
Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: April 6, 2026 at 7:00 p.m.

Executive Session

1. [Executive Session: Personnel](#)

Motion to go into executive session for Personnel, and to adjourn immediately therefrom with no further business by Councilmember Grant.
Second by Councilmember Smith.
Motion passes 7 - 0.

Motion to come out of executive session by Councilmember Grant.
Second by Councilmember Wake.
Motion Passes 7 – 0.

Adjournment

Motion to adjourn by Councilmember Grant.
Second by Councilmember Wake
Motion passes 7 - 0.