



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

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

**February 5, 2024
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 23 - Setting a Public Hearing for Proposed Local Law No. 2 of 2024
Concerning Grievance Day for Complaints in Relation to Real Property Taxation Assessments](#)
2. [Resolution No. 24 - Appointing Jeffrey Crawford to the Conservation Advisory Committee](#)
3. [Resolution No. 25 - Approving 30 Beekman LLC 2023 Tax Certiorari Settlement](#)

Approval of Minutes

1. [January 22, 2024 Minutes](#)

Announcement of Next Meeting: February 13, 2024 at 7:00 p.m.

Public Comment - Second Opportunity

Adjournment

City of Beacon City Council Agenda
02/05/2024

Title:

Resolution No. 23 - Setting a Public Hearing for Proposed Local Law No. 2 of 2024 Concerning
Grievance Day for Complaints in Relation to Real Property Taxation Assessments

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding Proposed Local Law No. 2 of 2024

Proposed Local Law No. 2 of 2024 Concerning Grievance Day for Complaints in Relation to Real
Property Taxation Assessments

Resolution Setting a Public Hearing for Proposed Local Law No 2 of 2024

■ **Main Office**

445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868

■ **Mid-Hudson Office**

200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City Office**

60 East 42nd Street
New York, NY 10165
Phone 646.794.5747

MEMORANDUM

TO: Lee Kyriacou, Mayor
Beacon City Council

FROM: Keane & Beane, P.C.

RE: Proposed Local Law No. 2 Concerning Grievance Day

DATE: January 26, 2024

Please find enclosed a proposed local law to amend Beacon City Code § 199-55 to provide that the City of Beacon “Grievance Day” always follows the fourth Tuesday of May each year as required under New York State Real Property Tax Law (“RPTL”).

The RPTL provides owners of real property with the right to challenge their real property taxation assessment before the local assessor and the Board of Assessment Review, this is known as “Grievance Day.” RPTL § 512(1) provides that municipalities shall hold Grievance Day on the fourth Tuesday of May. However, RPTL § 512(1-a) authorizes a municipality to adopt a local law establishing a different date for Grievance Day when the local assessor is also engaged as the assessor in another assessing unit. Specifically, RPTL § 512(1-a) provides in part:

The governing body of an assessing unit which employs an assessor who is at the same time employed by another assessing unit may adopt a local law establishing a date for the meetings of the board of assessment review other than that provided in subdivision one of this section. The date or first date so established may be no earlier than the fourth Tuesday in May and no later than the second Tuesday of June.

As such, a municipality is preempted under State law from establishing a date for Grievance Day before the fourth Tuesday of May. On April 3, 2017, the City Council adopted Local Law No. 3 of 2017 which amended Beacon’s Grievance Day to be the fourth Wednesday of May as the Beacon City Assessor was (and still is) engaged as the assessor in the Town of East Fishkill. However, in 2024 the fourth Wednesday of May comes before the fourth Tuesday because there are five Wednesdays in the month of May. Thus, § 199-55 of the Beacon City Code requires amendment to conform with RPTL § 512(1-a) as the Gregorian calendar utilized in the United States repeats itself every so many years.

Please do not hesitate to contact our office with any questions or concerns. Thank you.

cc: Chris White, City Administrator

PROPOSED LOCAL LAW NO. 2 OF 2024

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW TO AMEND CHAPTER 199 OF THE BEACON CODE
CONCERNING GRIEVANCE DAY**

A LOCAL LAW to amend Chapter 199, Section 199-55, of the Beacon City Code concerning Grievance Day for complaints in relation to real property taxation assessments.

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

Section 1. Chapter 199, Article XI of the Code of the City of Beacon, Section 199-55 entitled "Grievance Day" is hereby amended as follows:

§ 199-55 **Grievance day for complaints in relation to assessments.**

The ~~fourth~~ Wednesday immediately following the fourth Tuesday of May shall be the date for the annual meeting of the Board of Assessment Review to hear complaints in relation to assessments, pursuant to New York Real Property Tax Law § 512.

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

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

Section 4. Severability.

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

Section 5. Effective Date.

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



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 23 OF 2024

**SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW NO. 2 OF 2024 TO AMEND
THE BEACON CITY CODE CONCERNING GRIEVANCE DAY FOR COMPLAINTS IN
RELATION TO REAL PROPERTY TAXATION ASSESSMENTS**

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for February 20, 2024 at 7:00 pm for Proposed Local Law No. 2 of 2024 to amend the Chapter 199, Section 199-55, of the Beacon City Code concerning Grievance Day for complaints in relation to real property taxation assessments.

Resolution No. 23 of 2024			Date: February 5, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
02/05/2024

Title:

Resolution No. 24 - Appointing Jeffrey Crawford to the Conservation Advisory Committee

ATTACHMENTS

[Jeffrey Crawford Committee Application](#)

[Jeffrey Crawford Resume](#)

[Resolution Approving the Appointment of Jeffrey Crawford to the Conservation Advisory Committee](#)



CITY OF BEACON

COMMITTEE APPLICATION

Name

Jeffrey Crawford

Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Committee(s) Of Interest

Conservation Advisory Commission

Education Experience

I hold a Bachelor of Business Administration (B.B.A.) in Marketing and a Master of Arts (M.A.) in International Relations with a focus in governance and economics. Since completing my graduate studies, I have completed a wide range of continuing education classes and trainings in the areas of climate change, greenhouse gas accounting, sustainability/ESG reporting, resilient infrastructure, human rights, project management and proposal development.

Interests & Skills

I have dedicated over 15 years of my career to advancing sustainable development, with a particular focus on designing and implementing sustainability strategies, policies and projects that integrate the complexities and interdependencies of climate change, nature and human rights. Working for numerous United Nations agencies (e.g., UNDESA, UNESCAP, UNEP, UNOPS) and government organizations (e.g., British High Commission) I supported a wide range of national and local governments to design sustainable development and climate change targets, policies, and programs. Having advised Fortune 500 companies and major financial institutions on climate and ESG (Environment, Social, and Governance) issues, I offer a unique perspective on how public and private sector can partner to build resilience, protect natural capital and drive inclusive sustainable development.

Areas of Expertise (business, civic, and certifications)

Conservation, Climate Change and Sustainable Development: Greenhouse gas inventory management (GHG Protocol Corporate Standard and Scope 3 (value chain emissions) certified), netzero target setting, climate action plan/roadmap and transition plan design, resilient infrastructure planning (FEMA), environmental fiscal reform, sustainable development (climate, water, waste, transport, poverty reduction) policy design and evaluation, ESG/sustainability reporting/disclosure, and sustainable procurement and supply chain management.

Project Design, Program Management and Fundraising: grant proposal writing (former Association of Proposal Management Professionals member), public-private fundraising (USAID and European Commission DGECHO training certifications), project design (UNOPS infrastructure project design), program and project management (PRINCE2 Practitioner certified)



CITY OF BEACON

COMMITTEE APPLICATION

Reference Name

[REDACTED]

Reference Address

[REDACTED]

Reference Email

[REDACTED]

Reference Phone Number

[REDACTED]

Reference Relationship

[REDACTED]

Digital Signature

Jeffrey Crawford



CONTACT



[Redacted contact information]



[Redacted contact information]



[Redacted contact information]

AREAS OF EXPERTISE

Climate Change
Corporate Sustainability
ESG Reporting
Scenario Analysis
Strategy & Risk Mgt.
Corporate Philanthropy
Sustainable Development
Circularity
Stakeholder Engagement

CERTIFICATIONS & TRAININGS

GHG Protocol

- Corporate standard
- Value chain (scope 3)

SASB FSA Preparation
TCFD
CDP Climate
GRI Standards
Sustainability Strategy
SDGs
PRINCE2 Practitioner
(Project Management)

JEFFREY CRAWFORD

SUMMARY

ESG and climate expert with over 15 years of international experience leading sustainability internally and advising Fortune 500 companies, financial institutions, governments, and the UN. Deep expertise in ESG and climate strategy design, target setting & reporting (GRI, ISSB SASB, TCFD, TNFD, CDP, UNGC, EcoVadis, SBT, SBTN), scenario analysis, supply chain mgt., and stakeholder engagement. Strong familiarity with ESG public policies (CSRD, CBAM, supply chain DD, CA/SEC climate).

PROFESSIONAL EXPERIENCE

Vice President of Sustainability

Sustana (Blackstone portfolio company) | Jan. 2022 - July 2023

- Responsible for leading sustainability, ESG, and ERM for Sustana (pulp & paper) and its affiliated brands/companies
- Led materiality assessment; sustainability strategy; ESG data management and disclosure; climate and nature scenario analysis and transition plans; policies and systems design; sustainable supply chain program; ESG governance
- Achieved 27% absolute GHG emissions reduction

Climate Change & Sustainability Services

Ernst & Young (EY) | April 2021 - January 2022

- Developed and executed ESG and climate consulting projects for clients across various sectors (e.g., insurers, banks, asset mgmt.) on responsible investment, materiality assessments, net-zero transition plans, ESG/climate roadmaps, reporting (TCFD, SASB, PRI, CDP, GRI), risk management, strategy, governance, and target setting.

SASB Standards Advisory Group Member

Sustainability Accounting Standards Board | Mar 2020 - Feb 2021

- Advised SASB on emerging issues (e.g. investor risks and opportunities around circular transition, materials, plastics, waste, recycling, climate) to further develop and improve topics, metrics, and technical protocols

Executive Director

Eunomia Research & Consulting | Feb 2020 - June 2020

- Led North American corporate sustainability consulting
- Advised clients and developed projects on sustainability, ESG, and circular economy consulting services
- Developed internal corporate sustainability strategy, ESG commitments and developed ESG governance proposal.

PROFESSIONAL EXPERIENCE

Director and Executive Leadership Team Member

BSR (sustainability consulting firm) | Mar 2017 - April 2019

- Advised clients on sustainability strategy, corporate philanthropy, climate scenario analysis, ESG reporting, materiality assessments, supply chain sustainability, SDGs and climate change
- Led the Government & Foundation Global Practice & cross-functional change initiatives
- Managed 8-person global team and a \$8 million portfolio of 30 sustainability/climate projects

Sustainable Development Officer & Programme Officer

UNDESA (United Nations Department of Economic and Social Affairs) | Oct 2014 - Mar 2016

Division for Sustainable Development | New York, U.S.A.

- Advised national governments on the SDGs and sustainable development planning, public policy design, strategy and roadmap formulation; managed international portfolio of projects
- Technically backstopped inter-governmental negotiations on the 2030 Agenda (SDGs)

Sustainable Development Advisor, Regional Programme Development Officer for Asia-Pacific, Thailand Country Office Manager, Business Development (BD) Specialist

UNOPS (United Nations Office for Project Services) | Jul 2010 - June 2014 | Thailand & Asia-Pacific

- Managed Thailand country office, portfolio of sustainability projects and 5-person team;
- Advised governments and companies on climate change, sustainable procurement and supply chain management, resilient infrastructure investment, and disaster risk reduction
- Led the design of over \$100 million in sustainable development and climate projects

Independent Consultancies for Various United Nations Agencies, International Organizations and National Governments

UNESCAP, UNEP, UNIDO, UNDP, Collaborating Centre on Sustainable Consumption and Production, British High Commission | 2008 - 2010 | Thailand, Malaysia, China, Germany, Asia-Pacific

- Advised and trained government and UN officials, corporate executives and investors; conducted and published research; designed capacity building programs; led and supported national sustainability/climate risk assessments and strategy/plan/policy development
- Topic areas: climate-smart investment and scenario analysis, green growth, low-carbon development, climate change, border carbon adjustment/carbon tax, SCP, RE, and transport

EDUCATION

M.A. in International Relations

International University of Japan | 2006 - 2008 | Japan

- Focus in economics (environmental) & governance
- Yoneyama Rotary Fellow

B.B.A in Marketing

Georgia State University | 1998 - 2003 | Atlanta, U.S.A.

- Focus in international business
- 4.0 Major GPA

PUBLICATIONS

- Climate-smart Trade & Investment
- Green Business & Green Growth
- UN Global Sustainable Development Report 2015 (SDGs)
- Green & Inclusive Prosperity
- Environmental Fiscal Reform
- Sustainable Consumption & Production



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 24 OF 2024

**APPROVING THE APPOINTMENT OF
JEFFREY CRAWFORD TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, there is currently a vacant seat on the Conservation Advisory Committee; and

WHEREAS, Jeffrey Crawford applied to serve a term on the Conservation Advisory Committee and is recommended for appointment by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Jeffrey Crawford to the Conservation Advisory Committee to a term set to expire on December 31, 2025.

Resolution No. 24 of 2024			Date: February 5, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
02/05/2024

Title:

Resolution No. 25 - Approving 30 Beekman LLC 2023 Tax Certiorari Settlement

ATTACHMENTS

[Resolution Authorizing Settlement of 30 Beekman LLC 2023 Tax Certiorari](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 25 OF 2024

**APPROVING MTR. OF 30 BEEKMAN STREET, LLC v. BOARD OF ASSESSMENT REVIEW
OF THE CITY OF BEACON, ET ANO. (SUP. CT. DUTCHESS CO. INDEX NOS. 53224/23, ET
SEQ.) - SETTLEMENT OF 2023 TAX CERTIORARI PROCEEDINGS**

WHEREAS, tax certiorari proceedings, titled *Mtr. of 30 Beekman Street, LLC v. Board of Assessment Review of the City of Beacon, et al.* (Sup. Ct. Dutchess Co. Index Nos. 53224/23, *et seq.*), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2023 assessments of property identified as Parcel Nos. 5954-26-666931, 5954-26-666932, 5954-26-666933, 5954-26-666934, 5954-26-666936, 5954-26-666937 and 5954-26-666938 on the City of Beacon 2023 Assessment Roll; and

WHEREAS, a proposed settlement of these proceedings has been reached by and between 30 Beekman Street, LLC and the City of Beacon; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Fifteen Thousand Five Hundred Eighty Seven and 10/100 (\$15,587.10) Dollars.

<u>Tax Parcel</u>	<u>Assessment</u>	<u>Revised Assessment</u>	<u>Reduction</u>
5954-26-666931	\$990,000	\$612,500	\$377,500
5954-26-666932	\$990,000	\$612,500	\$377,500
5954-26-666933	\$990,000	\$612,500	\$377,500
5954-26-666934	\$990,000	\$612,500	\$377,500
5954-26-666936	\$990,000	\$612,500	\$377,500
5954-26-666937	\$990,000	\$612,500	\$377,500
5954-26-666938	\$1,045,000	\$800,000	\$245,000

NOW, THEREFORE, BE IT RESOLVED that the City Council accepts the settlement of this proceeding so that the following adjustment is made to the real property tax assessment of the above-described tax parcels.

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such actions as are necessary to confirm and effectuate this settlement, including execution of the Consent Order and Judgment incorporating the settlement terms.

Resolution No. 25 of 2024			Date: February 5, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
02/05/2024

Title:

January 22, 2024 Minutes

ATTACHMENTS

[January 22, 2024 Minutes](#)



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

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

**January 22, 2024
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://vimeo.com/user1296488>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Jeffrey Domanski, Ward Two

Councilmember Pam Wetherbee, Ward Three

Councilmember Dan Aymar-Blair, 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 Proposed Local No. 1 of 2024 Concerning Minimum Parking Requirements

Motion to adjourn the Public Hearing to February 20, 2024 by Councilmember Rhodes.

Second by Councilmember Wake.

Motion passes 7 – 0.

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. **Resolution No. 20 - Appointing Pam Wetherbee as Acting Mayor**

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

2. **Resolution No. 21 - Authorizing the City Administrator to Execute a Side Letter Agreement with Patrolmen's Benevolent Association of Beacon**

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Wetherbee.

Motion passes 7 – 0.

3. **Resolution No. 22 - Granting Special Use Permit Extension No. 2 for Edgewater Place Project**

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 – 0.

Approval of Minutes

1. [January 8, 2024 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Wake.

Motion passes 7 – 0.

Announcement of Next Meeting: January 29, 2024 at 7:00 p.m.

Public Comment - Second Opportunity

Adjournment

Motion to adjourn by Councilmember Grant.

Second by Councilmember Aymar-Blair.

Motion passes 7 – 0.