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

Mayor Lee Kyriacou
Councilmember George Mansfield, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Justice McCray, Ward 2
Councilmember Wren Longno, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

February 6, 2023
7:00 PM
City Council Agenda

Roll Call

Workshop Agenda Items

1. Presentation of Community Facility and Program Report by Weston & Sampson
2. Proposed Local Law to Require the Electrification of Residential and Commercial Buildings
3. Agreement with Carey and Walsh, Inc. for HVAC Maintenance Services at City Hall
4. Sight Line Easement at 46 Judson Street
5. Proposed Amendment to the 2023 General Fund Budget
6. 2023 City Council Priorities/Community Quarterly

City of Beacon City Council Agenda
02/06/2023

Title:

Presentation of Community Facility and Program Report by Weston & Sampson

ATTACHMENTS

Community Facility and Program Report

Weston & Sampson Community Facility and Program Report Presentation

Weston & Sampson

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REPORT

February 2023

CITY OF
Beacon
New York

Community Facility and Program Report



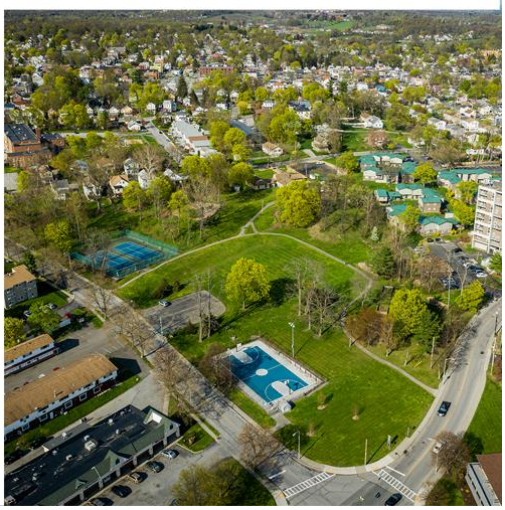



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ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The Weston & Sampson team, on behalf of the City of Beacon, has prepared this Community Facility and Program Report.

The purpose of this report is to assess and identify current and future facility and program opportunities, within the City of Beacon to achieve the City's vision and goals of expanded programs. The plan establishes a clear direction for policy development, delivery of City services, and the prioritization of demands and opportunities. The plan positions Beacon to build on the community's unique assets while identifying new strategic initiatives to improve offerings. This effort has been rooted in an inclusive public engagement process and will seek to incorporate accessibility, cost effective improvements and maintenance, and opportunities to reuse municipal and/or non-municipal sites for recreation. This document is meant to facilitate and guide the future of programs and facilities in the City of Beacon.

Recommendations were derived from feedback from the public at in-person events and in the online survey, conversations with City staff and key stakeholders, and an assessment of the existing facilities and programs within Beacon and how they compared with the needs and desires expressed by the public. Key takeaways from the public engagement process include:

- Approximately 70% of respondents to the online survey stated that a new or expanded community center was needed within the City of Beacon, with 57% of respondents preferring a larger centralized community center over several smaller centers.
- The three items that received the highest importance rating for the City to address over the next decade were:
    - Expanded Community Programs & Activities.
    - Development of New Community Recreation Centers.
    - Preservation of Open Space & Land Acquisition.
- The three facilities that received the highest importance rating for the city to address over the next decade were:
    - Trails & Pathways.
    - Additional Restrooms and Improvements to Existing Restroom Facilities.
    - A New Community Center.
- The three programs that received the highest importance rating for the city to address over the next decade were:
    - Environmental Education & Nature Programs.
    - Music & Art in the Parks.
    - Programming for Teenagers.
- The three items that received the highest rating for how to increase engagement and utilization of City facilities were:
    - Improving the Condition & Maintenance of Parks and Facilities.
    - Improving the Communication about Program Offerings.
    - Hosting Additional Community Programs & Events.

1.0 INTRODUCTION

1.1 History of Beacon

Beacon is situated on the east bank of the Hudson River at the foot of Mount Beacon, approximately 60 miles north of New York City. Originally settled by the Villages of Matteawan and Fishkill Landing in 1709, making them among the first communities in the state, the City of Beacon was incorporated as a city in 1913 by annexing the two villages and a small portion of the Hamlet of Glenham from the Town of Fishkill. The City served as a focal point during the Revolutionary War era and was used for manufacturing of war supplies and as a fort during the 1800s[1]. The name "Beacon" was derived from the signal fires atop of the 1,540-foot mountain located in the City's backdrop used to warn George Washington of British troop movements. A break in these mountains known as the Wiccopee Pass, was carefully guarded during the Revolution, to prevent the British from targeting American troops and cadets at West Point. A considerable American force was stationed at its upper extremity during the campaign of 1777. The mountain was later a resort, and the Mount Beacon Incline Railway operated 1901-1972.

As late as the 1700's a large tribe known as the Wappinger, numbering more than a thousand Native Americans, lived in the vicinity of Fishkill. It is said they erected a palisade on Fort Hill, their village located in the valley to the north. This land would be the first land purchased in Dutchess County. On February 8th, 1682, a license was given by Thomas Dogan, Commander in Chief of the Province of New York, to Francis Rombout and Gulian Ver Planck to purchase a tract of land from the Native Americans. Under this license they bought on August 8th, 1683, from the Wappinger Native Americans a large tract of land, afterwards known as the Rombout Patent[2].

In the Autumn of 1776, after the evacuation of New York City from British attack and the immediate loss of the seafront, the operations of the army were carried farther into the interior of the country. Fishkill, from its safe position north of the Highlands and its proximity to the fortifications at West Point, became crowded with refugees, who fled from their homes on Long Island, seeking safety. One interior army route to Boston passed through the Town. Army stores were deposited here, and workshops were established for the manufacture of articles needed by the troops[2].

The City became a factory town and was known as "The Hat Making Capital of the US," with nearly 50 hat factories at its peak. From 1902 to 1975, the Mount Beacon Incline Railway, the steepest incline railway in existence, took an estimated 3 million people up to the 1,540-foot summit of Mount Beacon. This attraction eventually succumbed to fire and vandalism, and there is currently an effort to restore it[1].

The City of Beacon continued as a factory town until the 1970's, when it experienced a sharp economic decline. In recent years, however, the City has seen a rebirth. Beginning with the growth of antique and art dealers in the historic downtown, and greenways and land preservation guided by Scenic Hudson, a nonprofit environmental organization, this renaissance has most recently been spearheaded by the establishment of a museum housing the world's largest contemporary art collection, The Dia Center. Dia Beacon's headquarters, originally built in 1929 by Nabisco (National Biscuit Company) and now listed in the National Register of Historic Places, is a historic

[1] (Advisory Council on Historic Preservation , n.d.)
[2] (Pasture, 2022)
[3] (Beacon, 2022)

steel, concrete, and glass factory building. Its most recent owner, International Paper, donated the building to Dia in 1999[1] above.

A place of historic and public interest, the residence of Mrs. John C. VanWyck is located within The City where the first printing press in the county was set up. Samuel Loudon, who had published a paper in New York City up to the time of its evacuation, moved his press and material to Fishkill. It was for a time the only paper that could be found to publish news of the public interest[2].

1.2 Beacon Planning and Recreation Department Overview

The Beacon Comprehensive Plan, updated in 2017, is a dynamic document that reflects the hopes and expectations of the people of Beacon, with specific objectives and recommendations about how to guide growth so as to preserve important environmental and historic resources and improve the quality of life of the residents, workers, and visitors in the community. "The Plan should change as the existing conditions and the goals and objectives of the community change"[3]. This document draws from the 2007 plan and other planning policies developed for other planning efforts.

There are several identified pedestrian trails and arterial roads in the city that accommodate thru-traffic and access to major development centers as well as a regional network of trails that intersect in Beacon, as well as recommendations for the importance of community centers and services within Beacon.

1.3 Mission and Goals

The missions of the Planning Board, Recreation Committee, and Recreation Department is described below.

> *"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."*
>
> *"The Recreation Committee shall serve the City Council, Mayor, City Administrator and Recreation Director in an advisory capacity on matters concerning the establishment and maintenance of playgrounds and neighborhood recreation centers; the need for repair or replacement of equipment in such playgrounds and recreation centers, and the buildings thereon; and the need to construct, maintain and operate public baths and swimming pools. The Committee shall, upon request by the City Council, Mayor, City Administrator or Recreation Director, investigate and provide advisory opinions on the matters described above"*
>
> *"The primary goal of the Department is to provide an environment which promotes and encourages the enhancement of individual lives through the social, physical, mental, and emotional benefits of participation in physical activity or passive involvement within the parks and main streets."*

1.4 Related Planning Efforts and Integration

The City of Beacon has undertaken several planning efforts in recent years that have helped direct the planning process for this plan. These documents include:

- City of Beacon Comprehensive Plan (2007, updated 2017).
- Beacon Transportation Linkages Program (2008).
- University Settlement Camp Master Plan, City of Beacon (2009).

- Waterfront Redevelopment Traffic Management Study, City of Beacon (2009).
- Harbor Management Plan, City of Beacon (2012).
- City of Beacon LWRP (2012).
- Fishkill Creek Greenway & Heritage Trail Master Plan, City of Beacon (2013).
- Reservoir Safe Yield Analysis and Groundwater Supply, City of Beacon (2014).

1.5 Methodology of this Planning Process

The Project team, including City staff, and Parks & Recreation Commission guided this project by providing input to a consulting team throughout the planning process. This collaborative effort creates a plan that fully utilizes the consultant's expertise and incorporates local knowledge and institutional history only the City staff and community members can provide. The project consisted of the following tasks:

- Document existing conditions of facilities & programs in the City.
- Prepare a Community Recreation Needs Assessment.
- Prepare a Community Facilities and Program Report.

1.5.1 Existing Conditions of Community Facilities & Programs

- Identification of all current recreation programs, activities, and community services provided through the Recreation Department.
- Identification and assessment of existing parks and recreation facilities operated by the City of Beacon.
- Identification of overall existing non-City Park and recreation facilities within the city limits.

1.5.2 Community Recreation Needs Assessment

- Research and document current gaps and future needs about recreational and community facilities, activities, and recreational programs.
- Solicit quality public input from stakeholder groups, community organizations, residents, businesses, and other interested agencies, such as the Beacon City School District.
- Assess feedback received from the City and public to determine and practice needs.

1.5.3 Community Facilities and Programs Report

- Prioritize inventory of improved or new facilities, programs, and services as identified through the assessment process.
- Detailed opportunities for matching identified facility, program, and service needs with existing/ available resources.
- Assess staffing levels required to implement inventoried needs.
- Recommend strategies for implementing identified priorities in the short-term and longer-term with consideration of affordability and sustainability, including the potential use of piloting for new programs/ services to gauge public use or testing use of other publicly available facilities.

2.0 DEMOGRAPHIC PROFILE OF BEACON

2.1 Recreation and Park Demographic Profile

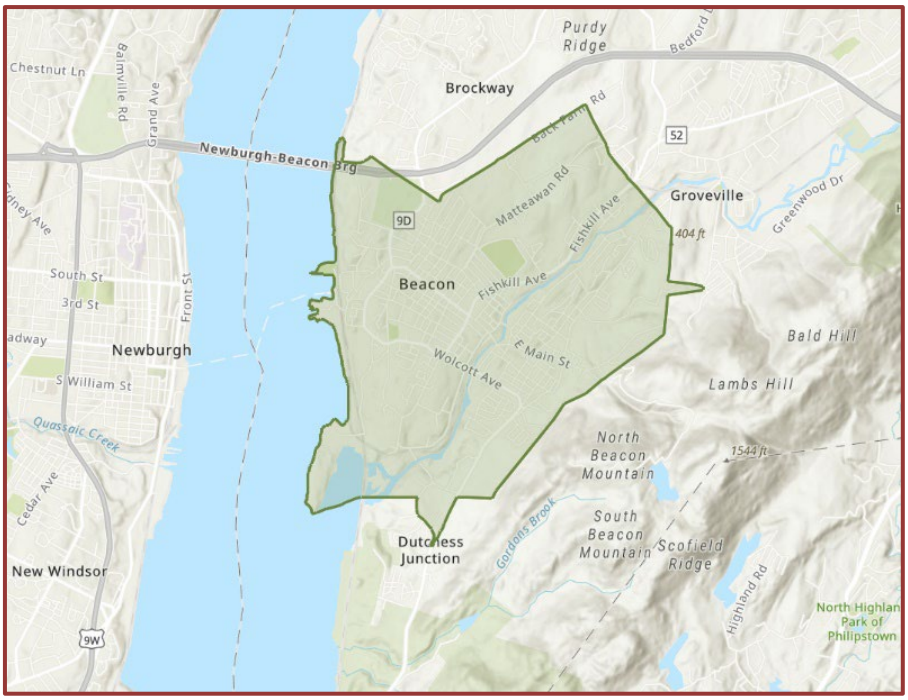
The City of Beacon Parks & Recreation demographic profile was developed to provide an analysis of household and economic data in the area, helping to understand the historical and projected changes that may impact the community. The demographics analysis provides insight into the potential market for the community's parks, trails, and recreation programs and services by highlighting where and how the community will change.

Data referenced throughout this report was primarily sourced from Esri Business Analyst as of May 2022. Population data was updated in January 2023. According to their website, Esri Business Analyst is "a solution that applies Geographic Information Systems (GIS) to extensive demographic, consumer spending, and business data to deliver on-demand analysis." At the time of this report, Esri's primary source for demographic information was the 2020 Census.

Finally, information about health, wellness, and disability status were sourced from the American Community Survey and the Robert Wood Johnson Community Health Foundation.

The City of Beacon utilized their city boundaries to determine the demographics of their community. The map in Figure 2.1 shows the boundary of the City of Beacon.

Figure 2.1: City of Beacon Boundary



Source: ArcGIS, 2022

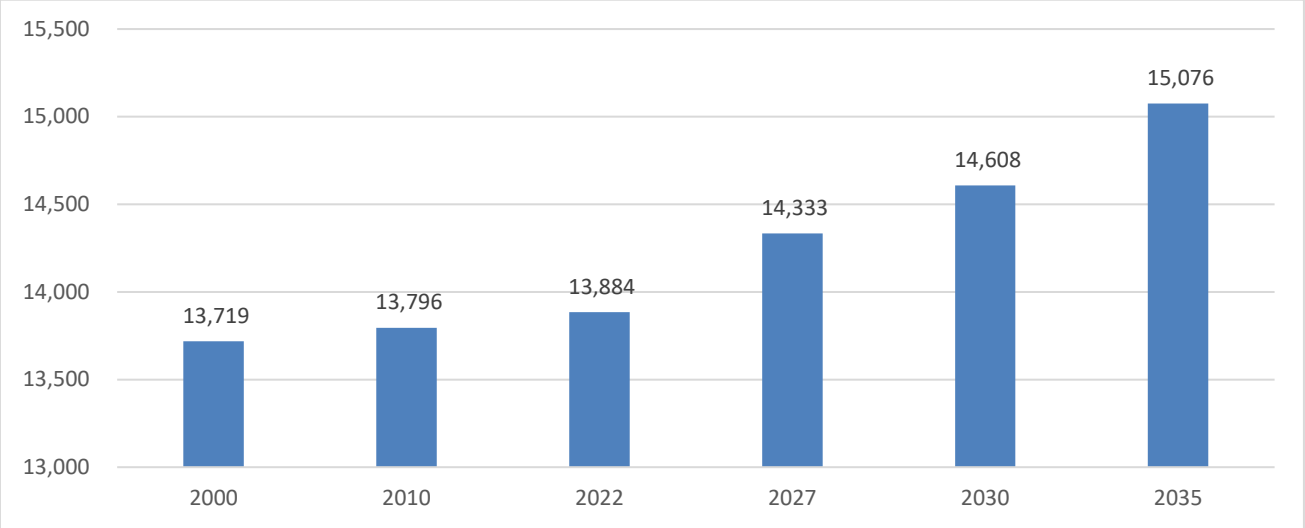
2.2 Population

The population in the City of Beacon was 13,719 in 2020 and was estimated at 13,884 in 2022. From 2000 to 2020, the compound annual growth was -0.02%, but increased to 0.37% between 2020 and 2022. Future growth is estimated at a rate of 0.64% between 2022 and 2027. Using this growth rate, future population projections could lead the City of Beacon to an estimated population of 15, 076 in 2035 (Figure 2.2).

13,884
Population in 2022

The American Community Survey estimated that the population in the City of Beacon was significantly lower than Esri Business Analyst. The American Community Survey estimated that in 2021, the population was 13,769 compared to 16,237 from Esri (Figure 2.2).

Figure 2.2: Population Change in the City of Beacon



Source: Esri Business Analyst

2.3 Household Information

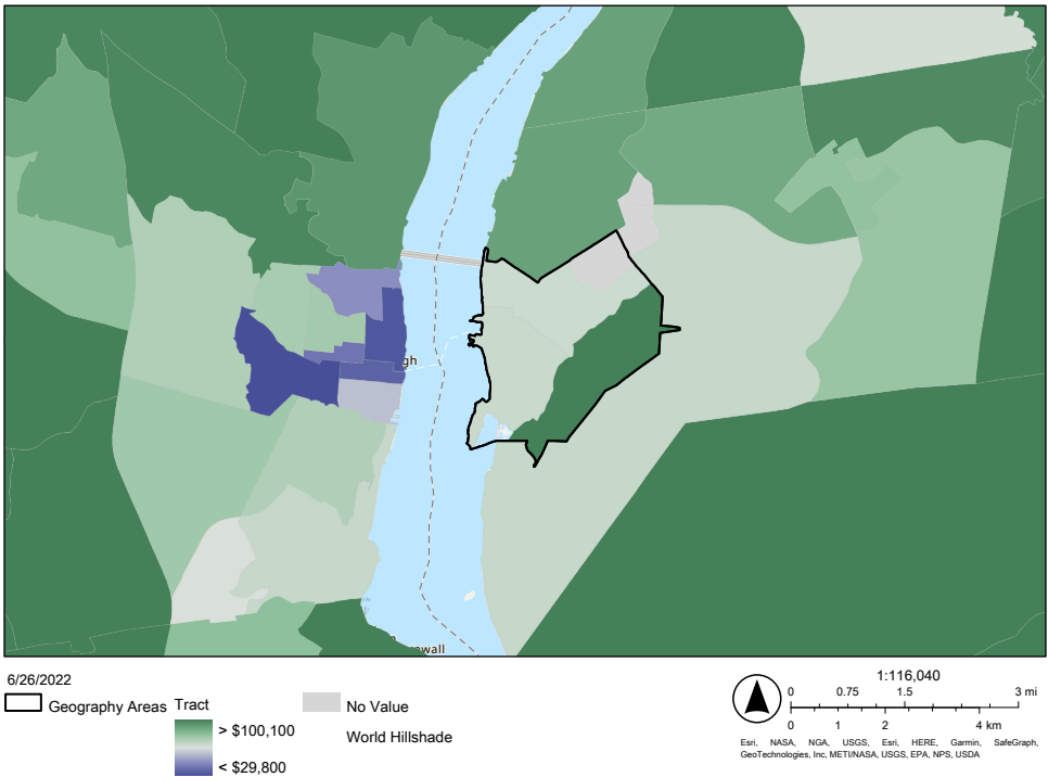
Analyzing the household characteristics within the City of Beacon indicates that the area has a higher median income but a lower average home value than the State of New York. The following facts demonstrate the key highlights related to household information compared to the state:

- The median household income was $85,119, approximately $6,000 more than the State of New York ($79,320) (Esri, 2021).
- The average home value was $379,676, less than the home value average in the State of New York ($536,142) (Esri, 2021).
- Only 9.88% in the City of Beacon were below the poverty level in 2020, compared to 13.54% in the State of New York (ACS, 2020).
- The average household size in the City of Beacon (2.28) was very similar to the State of New York (2.53) (Esri, 2021).

Figure 2.3 shows the boundaries of the City of Beacon in black, where the dark green represents households that make over $100,000, and the light green represents households that make close to the median household income in Beacon ($79,320).

The gray on the northern end of the city represents households that are making on the lower end of median income in the area. The purple on the map, across the Hudson River, has multiple areas where the median household income is at or below poverty.

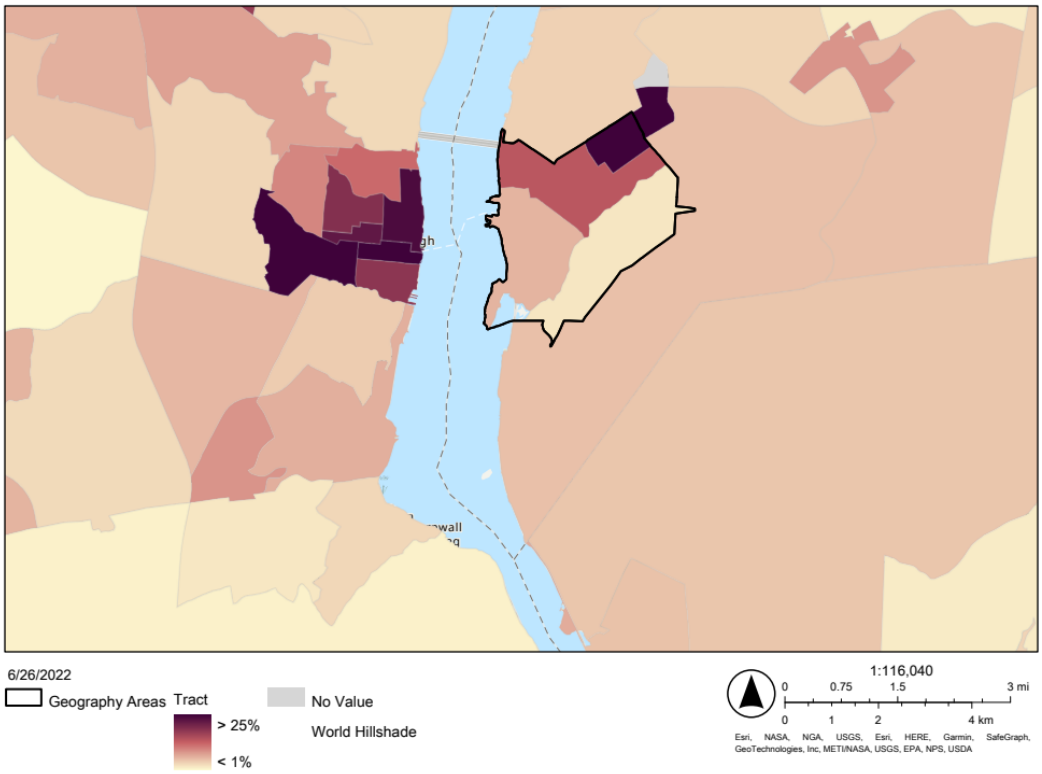
Figure 2.3: Median Household Income Distribution



Source: ArcGIS (2022); American Community Survey

Looking primarily at poverty levels, less than ten percent of the City of Beacon lives in poverty. By mapping out where these individuals live, the city can provide resources and opportunities to those in need. As seen in Figure 2.4 below, the Northeast area of Beacon is where the most households in poverty reside.

Figure 2.4: Poverty Status in the City of Beacon



Source: ArcGIS (2022); American Community Survey

2.4 Age

According to Esri Business Analyst, the median age in the City of Beacon was 41.1 years old, slightly older than the State of New York (39.6) and the United States (38.8).

41.1
Median Age
Source: 2021 Esri Business Analyst

The age distribution in the City of Beacon in 2021 is a reflective of middle age to older adults. The City of Beacon had a higher population of those between 40 and 59 years old that the population of New York and the United States. Likewise, the city had a smaller population of younger and older residents, as seen in Figure 2.5 below.

Figure 2.5: Age Distribution Comparison to New York, United States

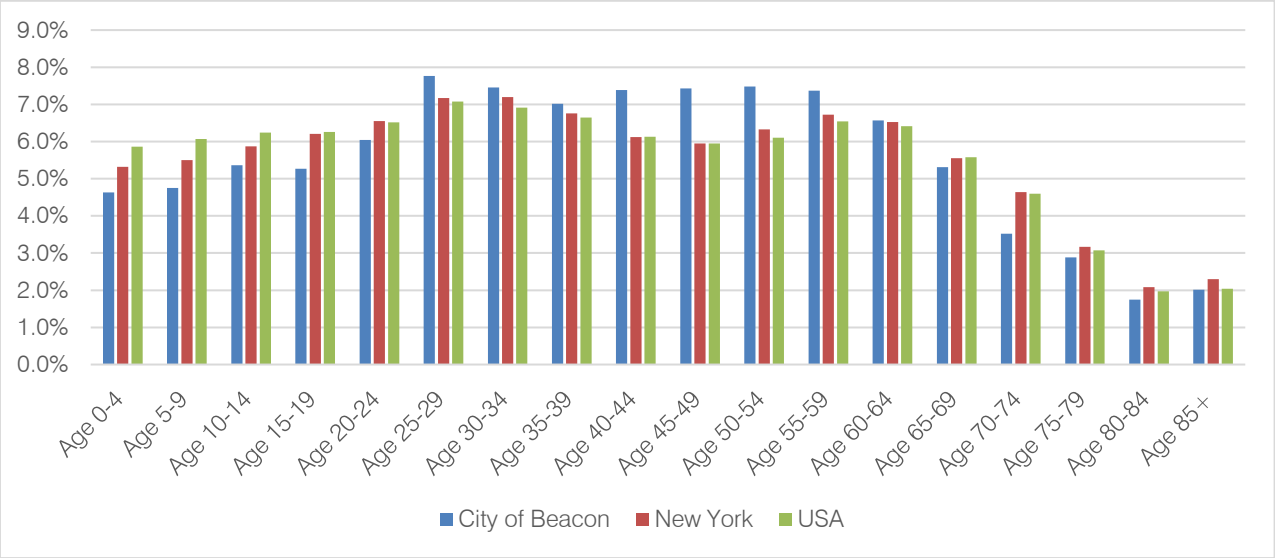


Table 2.1: Age Group Distribution from 2010-2021

	2010	2021	% Change
Age 0-4	5.22%	4.63%	0.59%
Age 5-9	5.39%	4.75%	0.64%
Age 10-14	5.66%	5.36%	0.30%
Age 15-19	6.25%	5.27%	0.98%
Age 20-24	6.02%	6.04%	-0.02%
Age 25-29	7.07%	7.77%	-0.70%
Age 30-34	7.48%	7.46%	0.02%
Age 35-39	7.29%	7.02%	0.27%
Age 40-44	8.38%	7.39%	0.99%
Age 45-49	9.26%	7.43%	1.83%
Age 50-54	8.59%	7.48%	1.11%
Age 55-59	6.76%	7.37%	-0.61%
Age 60-64	4.90%	6.57%	-1.67%
Age 65-69	3.58%	5.31%	-1.73%
Age 70-74	2.52%	3.52%	-1.00%

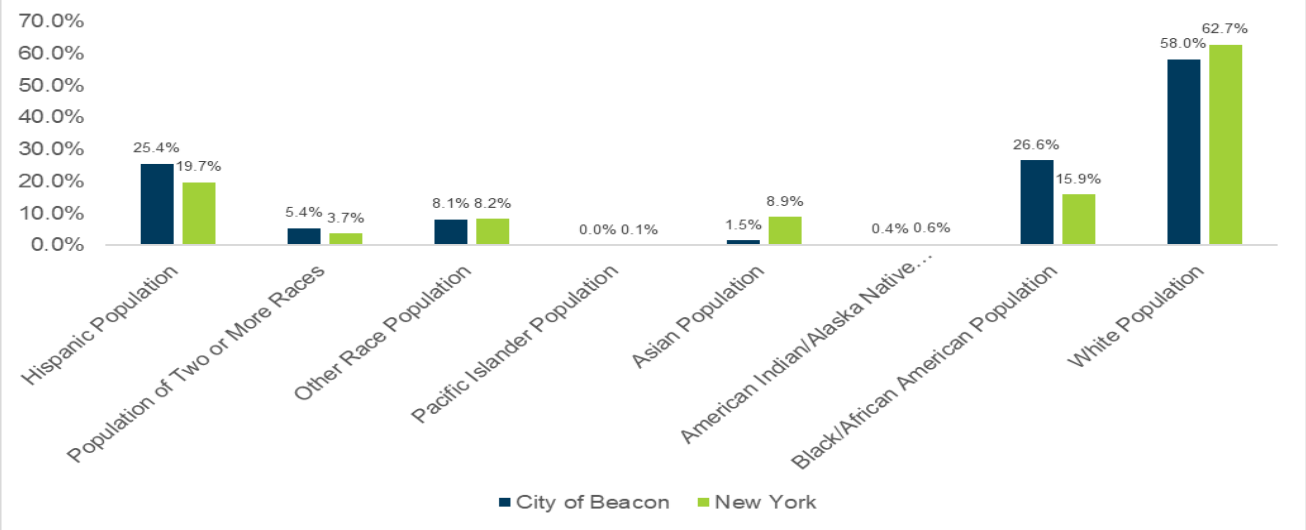
Source: Esri Business Analyst

Table 2.1 demonstrates the change in age groups amongst residents. From 2010 to 2021, the age group with the most change was 45 to 49 years – growing 1.83% in this age cohort. The population that experienced the largest decline in population was 60- to 64-year-olds, with a 1.67% decrease.

2.5 Diversity in Beacon

Understanding the race and ethnic character of Beacon residents is important because it is reflective of the diverse history, values, and heritage of the community. The City of Beacon has a population where 25.4% identify as Hispanic origin, compared to the State of New York (19.7%). Black and African American populations make up over a quarter of the population (26.6%) while white residents make up 58% in 2021. Over 5% identified as a population of two or more races and 8.1% identified as a race not identified in the U.S. Census (Figure 2.6).

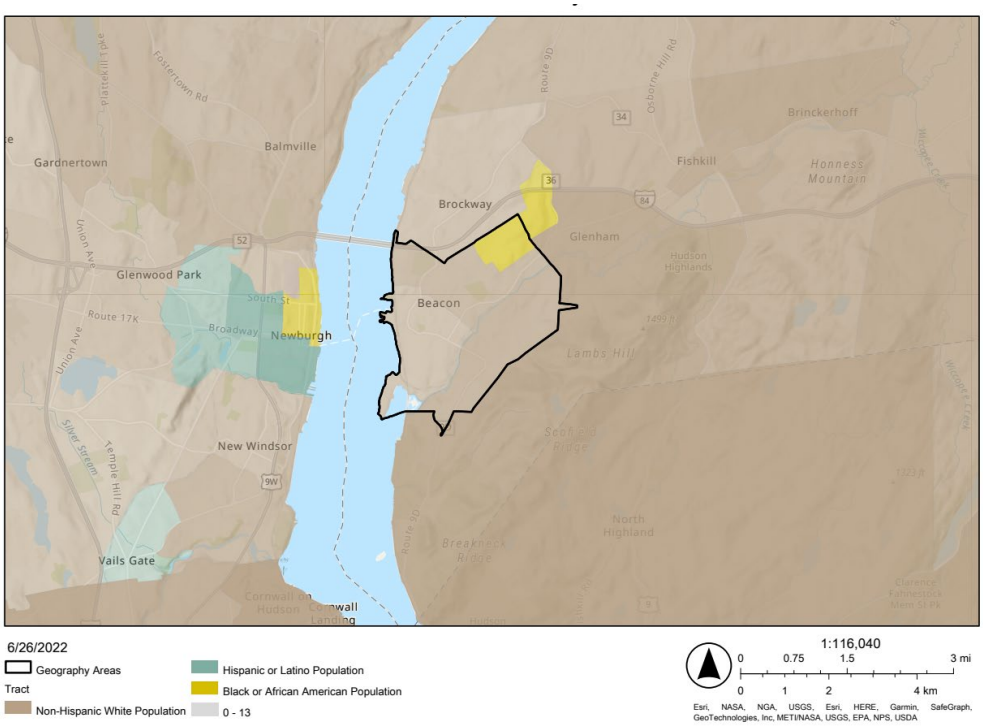
Figure 2.6: Race/Ethnicity in City of Beacon



Source: Esri Business Analyst

The non-minority white population distribution is mapped in Figure 2.7, where the yellow represents Black or African American populations, and the brown represents white, non-Hispanic populations.

Figure 2.7: Non-Minority White Race Distribution in City of Beacon



Source: ArcGIS (2022); American Community Survey

2.6 People with Disabilities

According to the American Community Survey, 13.4% of Beacon's population in 2020 experienced living with some sort of hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulty. This is lower than the state at 11.6% but still reaffirms the importance of inclusive programming and ADA (Americans with Disability Act) transition plans for parks and facilities (Table 2.2).



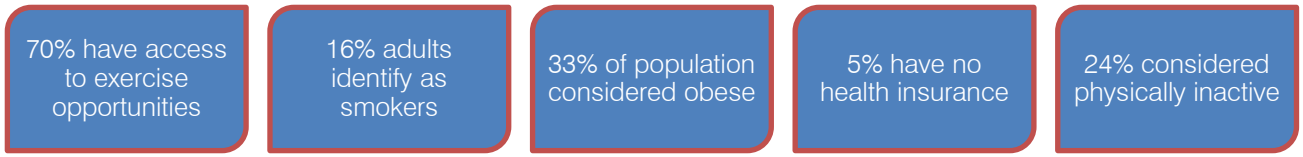
Table 2.2: Type of Disabilities for Individuals Living in City of Beacon

Type of Difficulty	Percent
Hearing difficulty	5.7%
Vision difficulty	3.4%
Cognitive difficulty	8.9%
Ambulatory difficulty	9.1%
Self-care difficulty	3.3%
Independent living difficulty	8.4%

2.7 Health and Wellness

Understanding the status of a community's health can help inform policies related to recreation and fitness. Robert Wood Johnson Foundation's County Health Rankings and Roadmaps provided annual insight on the general health of national, state, and county populations. Dutchess County, home to the City of Beacon, is ranked among the healthiest counties in New York; in 2020, it ranked 15th out of 62 New York Counties for Health Outcomes. Figure 2.8 below provides additional information regarding the county's health data as it may relate to parks, recreation, and community services. The strengths indicated below are those areas where Dutchess County ranked higher than top U.S. performers or the State of New York. The areas to explore are those where the county ranked lower than the state or top U.S. performers.

Figure 2.8: Dutchess County Health Rankings Overview



Source: Robert Wood Johnson Foundation's County Health Rankings and Roadmaps

3.0 EXISTING PROGRAM INVENTORY & ANALYSIS

The City of Beacon operates recreation programs within the city limits. In addition, there are over a dozen other programs offered by a variety of groups, including Scenic Hudson, the Beacon City School District, and several other non-profit organizations.

The City of Beacon Recreation Department offers an array of recreation programs that seek to meet the needs of its diverse community. For the purpose of this inventory assessment, programming of the department is grouped in the following categories: Clubs & Organizations, Community Outreach, Faith Based Organizations, Festivals & Events, Programmed Classes, and Sports.

The following is a brief description of each program category provided by the City or an alternative service provider within the City of Beacon. While not an exhaustive list, the organizations and programs listed provide an example of the variety and types of programs offered within the City.

3.1 Program Categories

3.1.1 Clubs & Organizations

A variety of clubs and organizations sponsor events and programs for Beacon residents from the Beacon City School District Parent Teacher Organizations (PTO's) at each of the elementary schools, to the Sargent Downing Community Gardens and youth scout troops. Many organizations sponsor and co-sponsor events with the Beacon Recreation Department.

Table 3.1: Examples of Clubs & Organizations in Beacon

Offered By / In Collaboration with the City	Offered Independently of the City
	Boy Scouts Beacon Pack 3001
	Girl Scouts Beacon
	J.V. Forrestal Elementary PTO
	Sargent Elementary PTO
	South Avenue Elementary PTO
	Beacon Navigators
	Sargent Downing Gardens

3.1.2 Community Outreach

The City and many alternative service providers offer a variety of community outreach programs throughout the City. From community benefit events through the American Red Cross and Salvation Army to environmental advocacy through the Hudson River Sloop Clearwater and the Conservation Advisory Committee, a variety of programs are offered to enhance the quality of life for Beacon's residents. Programs and activities in healthy lifestyles, wellness, and advocacy are presented to meet that objective, as well as to provide a socialization avenue for residents of Beacon.

Table 3.2: Examples of Community Outreach in Beacon

Offered By / In Collaboration with the City	Offered Independently of the City
Conservation Advisory Committee	American Red Cross
Green Teen Beacon	Animal Rescue Foundation / Rabies Clinic
Wee Play Community Project	Beacon Mutual Aid
	Hudson River Sloop Clearwater
	Open Arms Saturday Food Pantry
	Salvation Army

3.1.3 Faith-Based Organizations

Beacon is home to a variety of faith-based organizations which provide a variety of programs, events, and festivals at their respective facilities.

Table 3.3: Examples of Faith-Based Organizations in Beacon

Offered By / In Collaboration with the City	Offered Independently of the City
	Beacon Hebrew Alliance
	Christ Church United Methodist
	Faith Temple
	First Presbyterian Church
	Masjid Ar Rashid
	Saint Andrew/Luke Episcopal
	Salem Tabernacle
	St. Joachim Church
	Start of Bethlehem Baptist Church
	Tabernacle of Christ Church

3.1.4 Festivals & Events

Both City-produced and co-sponsored festivals and events offer diverse cultural and recreational experiences to citizens and visitors while providing a strong economic impact on the region. City produced festivals work to support the local community through involvement in several other ways including input to the operations of the events themselves; direct involvement along the lines of providing opportunity for local artists/exhibitors and non-profit organizations; consideration of local businesses; and minimizing negative impact to the local community.

Table 3.4: Examples of Festivals & Events in Beacon

Offered By / In Collaboration with the City	Offered Independently of the City
4th of July Fireworks	Benefit Softball Tournaments
Arbor Day	Benefit 5k Runs
BCSD Kindergarten Block Party	Beacon Sloop Club Festivals
City-Wide Yard Sale	Club Draw Picnic
Earth Day Cleanup	Compass Arts Summer Shows
Easter at Memorial Park	Dutchess County Senior Picnic
Riverfront Park Festivals	Special Olympics Annual Meet
South Avenue Community Cookout	
Tree Lighting	

3.1.5 Programmed Classes

A variety of programs for all ages are provided in classes that include fitness, enrichment, and sport programs. In addition, informal activities such as arts and crafts, after-school programs, and senior exercise classes are offered in City buildings, schools, and parks throughout the City.

Table 3.5: Examples of Programmed Classes in Beacon

Offered By / In Collaboration with the City	Offered Independently of the City
After School Programs	Community Drum Circle
Aqua Zumba	Daycare and Aftercare Programs
Camp @ The Camp	Dutchess BOCES GED Class
Multi-Sport Camp	Dutchess County Division of Aging Services
Tai-Chi Class	
The Beacon Pool	
Thursday Painters	
Youth Swim Lessons	
Youth Tennis Clinic	

3.1.6 Sports

Sports programming for youth and adults is provided in baseball, basketball, cheerleading, disc golf, football, soccer, and softball. Softball is provided for adults 35 and over. Youth sports opportunities are available through Department programs as well as youth sports organizations that utilize the parks and schools in City for their league activities.

Offered By / In Collaboration with the City	Offered Independently of the City
	Beacon Jr. Baseball
	Beacon Girls Softball
	Beacon Youth Football
	Beacon Soccer Club

3.2 Program Analysis

The Weston & Sampson team assessed the recreation programs the City of Beacon delivers. This evaluation assessed the effectiveness of the provision of community recreation facilities and programs. The goal of this general overview was to identify basic information about department programs and services.

- What are the core programs, and do they match community needs and desires? What gaps in service are present in the community?
- What programs are offered by alternative providers, reducing the department's responsibility to provide such services?
- How well does the department communicate with community members about program opportunities?
- What challenges exist that may act as barriers to the department delivering high-quality programs and services?
- Does the department invest appropriate resources in community recreation?
- What trends and opportunities should the department focus on to continue to provide high-quality recreation services?

To accurately assess the effectiveness of the recreation program, the Weston & Sampson team used data from 2018 – 2022 that captured times prior to the COVID-19 pandemic. Some data is more current where the pandemic was less impactful.

3.3 Core Recreation Program Service Areas

Programs, events, and activities are offered primarily in six service areas identified in Table 3.6. Descriptions of the program service areas and 2019 – 2022 participation rates are summarized below, with key observations provided at the end of each section.

Table 3.6: Beacon Recreation Program Service Areas

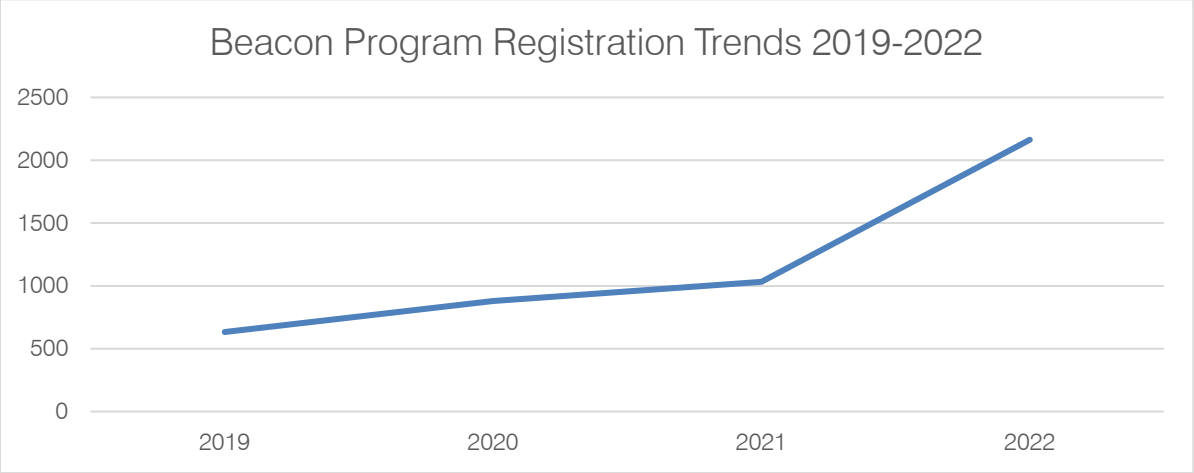
Program Service Area	Program Type
After-School Programs	After-school recreation and enrichment programs held in three elementary schools
Aquatic Programs	Aquatics programs offered June through Labor Day in the seasonal swimming pool located at Settlement Park Limited recreational swimming is offered evening and weekend hours, and the pool is available during weekday summer hours for swimming lessons and use by scheduled summer camp programs
Community and Special Events	Community events, holiday celebrations, Earth Day cleanups, etc.
Enrichment Programs	Adult and youth programs offered in fitness, wellness, gardening, etc. Examples include Tai Chi, Zumba, and American Red Cross Babysitter Training.
Youth Camps	Day camps, and school day off programs
Youth Sports	Many youth sports programs are offered by a variety of nonprofit providers (some on city-owned play fields), and the city offers sports camps, and clinics

Table 3.7 and Figure 3.1 represents participation levels in each core program category for the years 2019 – 2022 (to date). Aquatics programs have the largest participation due mainly to recreational swimming. After-school programs require the greatest level of staff interaction as many of these children participate many times per registration.

Table 3.7: Core Program Participation 2019 – 2022

Core Program Category	2019	2020	2021	2022	Total
After-School Programs	351	110	208	405	1074
Aquatics Programs	139		577	1282	1998
Arts and Special Events		535		13	548
Enrichment Programs	3		32	28	63
Youth Camps	140	234	124	131	629
Youth Sports			92	304	396
Grand Total	**633**	**879**	**1033**	**2163**	**4708**

Figure 3.1: Beacon Program Recreation Trends 2019 – 2022



The City sponsored and offered many special events prior to the COVID-19 pandemic. The events included Fourth of July celebration, arbor day, a citywide yard sale, earth day, holiday celebrations, and more.

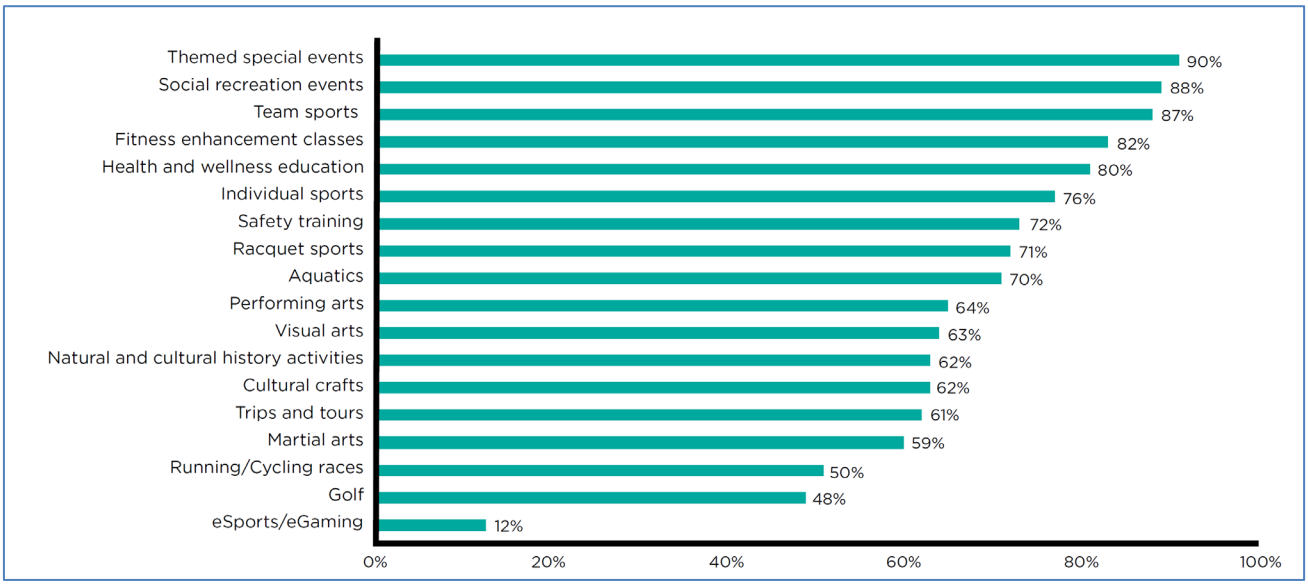
3.4 Program Demand

Program demand is demonstrated nationally, regionally, and locally to provide insight into program opportunities.

3.4.1 Nationally: Programs Offered by Parks and Recreation Agencies

The 2022 National Recreation and Park Association (NPRA) Agency Performance Review identified the most-offered activities and the percentage of agencies that offer them. Note that special events, social recreation events, and team sports top the list of program opportunities. See Figure 3.2.

Figure 3.2. Programming Offered by Parks and Recreation Agencies in the United States and Percentage of Agencies



3.4.2 Recreation Program Demand in Dutchess County, NY

Additional programming demand is documented in the New York Statewide Comprehensive Outdoor Recreation Plan (SCORP), 2020 – 2025 specific to Dutchess County. The report calculated demand for certain types of recreation programs and opportunities (Table 3.8).

The plan considered that the higher the value, the greater the need. A figure of three or less indicates that the countywide recreation needs for a given activity are generally being met—but even in these cases, pockets of recreation deficiency may exist. A value of four or greater indicates a need for additional recreation sites within the county. The need might reflect the lack of facilities, or that new facilities need to be constructed to replace older ones. In this case, court games, most likely fueled by basketball and pickleball, are in extremely high demand in Dutchess County.

Table 3.8 New York State SCORP 2020-2025 – Dutchess County Demand

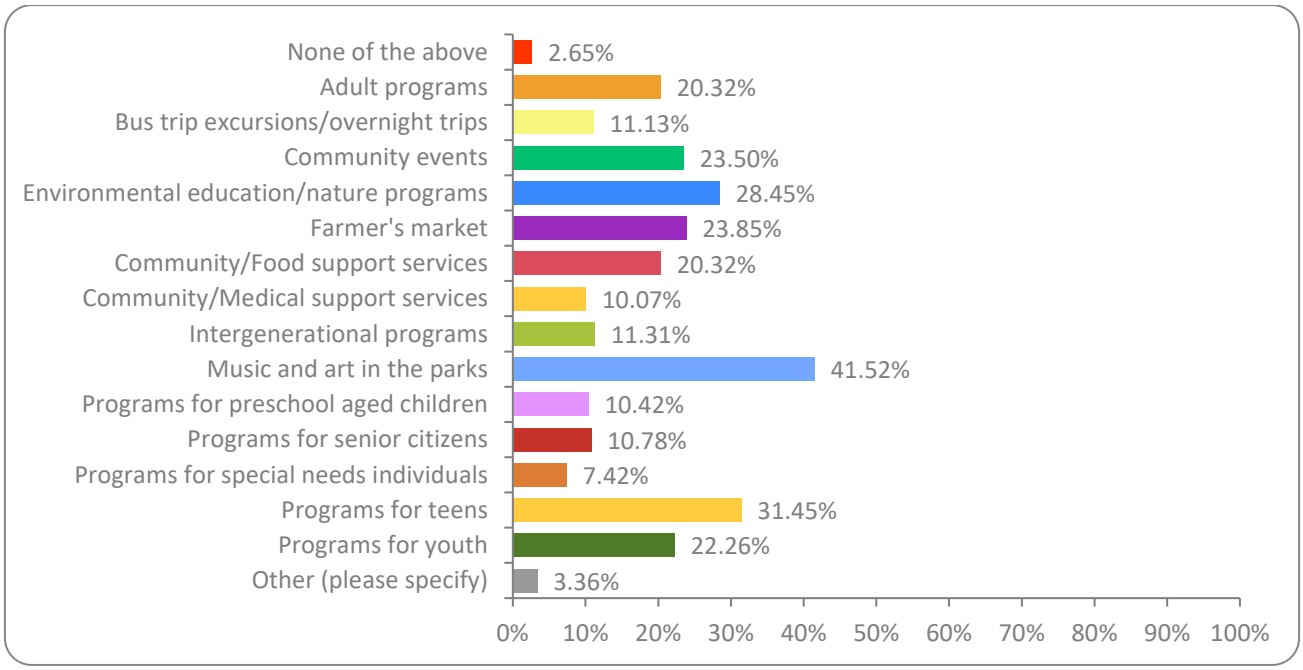
Activity	Recreation Need Rating (Greater Value = Greater Need)
Walking for enjoyment, including jogging, running, and day hiking	4
Relaxing in the park, including picnicking, playground use, visit nature centers, dog parks, croquet	5
Swimming in an ocean, lake, river, or a public or private pool	6
Bicycling on- and off-road bicycling, including mountain biking	6
Field sports, such as baseball, soccer, football, and disc golf	5
Court games, including tennis, racquetball, basketball, handball, pickleball, etc.	9
Camping, including tenting, RV, cabins, backpacking/long-distance hiking, etc.	5
Fishing from land, by boat, or ice fishing	6
Boating, including motor boating, sailing, canoeing, kayaking, paddle boarding, and jet skiing	5
Local winter activities, including ice skating, cross-country skiing, snowshoeing, etc.	8
Golfing, including 9-hole, 18-hole, par three courses, miniature golf, driving ranges, and pitch and putt	5
Downhill winter sports, including skiing, snowboarding, ski boarding, telemark, etc.	10
Equestrian activities, including dressage, show jumping, polo, trail riding	4
Hunting, including big and small game	5

Source: New York Statewide Comprehensive Outdoor Recreation Plan (SCORP)

3.4.3 City of Beacon Program Demand

Program demands that the needs assessment survey identified also provides insight into additional and expanded opportunities. The top activities the needs assessment survey identified as additional or expanded activities were environmental education and nature programs, music and art programs in parks, and programs for teens were. See Figure 3.3.

Figure 3.3: Demand for Activities in Beacon



3.4 Aquatic Opportunities in Beacon

Swimming opportunities in the City are limited. The City's seasonal pool at the Settlement Park offers swimming lessons but only limited recreational swimming opportunities in the evenings, and no lap swimming. The Beacon High School Pool is open three hours a day during the summer, from 7:30 a.m. – 10:30 a.m., and three hours a day, 6:30 a.m. – 9:30 a.m., during the school year. Both seasons are based on membership. There are no aquatic opportunities, indoor or outdoor, after 10:30 a.m. for Beacon residents during non-summer months.

3.5 Age Segmentation of Programs Offered in Beacon

The Weston & Sampson team compared the city's population to program opportunities. Currently, 50% of programs the department offers are for children under 10, although that age group comprises less than 10% of the population. At the same time, adults over 40 comprise over 45% of the population but receive only 18% of programs.

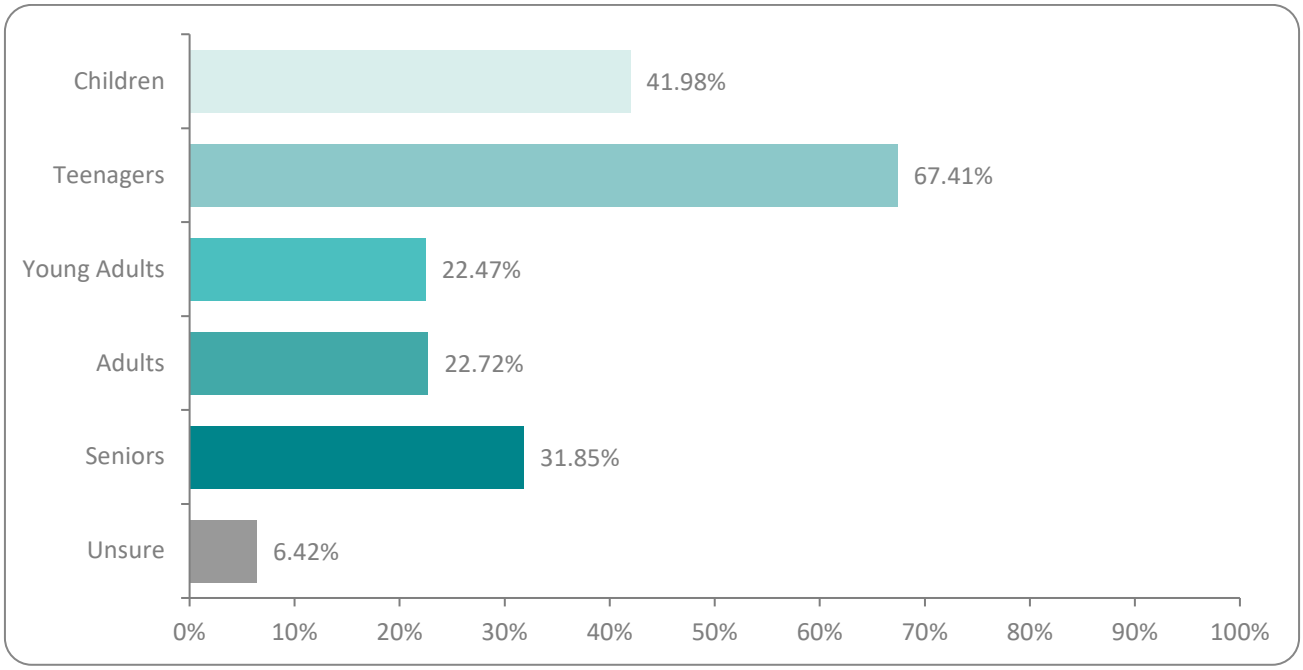
While there is no right or wrong way to distribute programs by age (dependent on local policy and resources), the Weston & Sampson team identified adult and senior programs as a significant gap in service and recommends more attention to these age groups. See Table 3.9.

Table 3.9: Programs Offered by Age Groups in Beacon

	Percentage of Registration	Approximate % of Population
0 – 10	50%	9.4%
11 – 20	15%	10.6%
21 – 30	3%	13.8%
31 – 40	13%	14.5%
41 – 50	9%	14.8%
51 – 60	3%	14.9%
61 – 70	4%	11.9%
71 – 80	2%	3.5%

When asked in the survey about age segmentation relative to a new, potential community center, respondents suggested that programs for teenagers were most important. At the same time, 28% of survey respondents suggested that new programs be developed for senior populations, which, interestingly, matches the percentage of seniors in the community (Figure 3.5).

Figure 3.5: Age Segmentation for Programs Offered in a New, Potential Community Center



3.6 Satisfaction with Existing Programs and Activities in Beacon

The needs assessment survey asked respondents to rate their satisfaction with the quality and quantity of current programs and activities. Respondents were marginally satisfied with current activities, with almost 60% suggesting a level of satisfaction. See Figure 3.6.

When asked if the number of programs was satisfactory, survey respondents suggested they would like to see more. See Figure 3.7.

Figure 3.6: Satisfaction With the Quality of Recreation Programs Offered

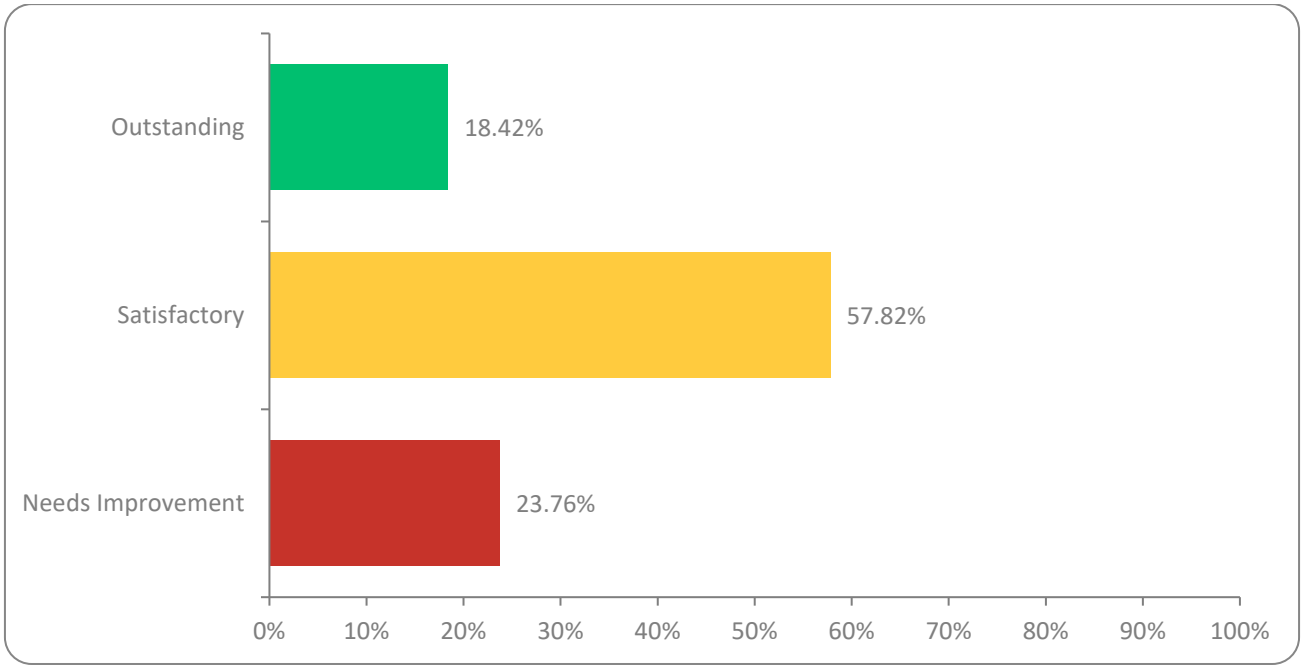
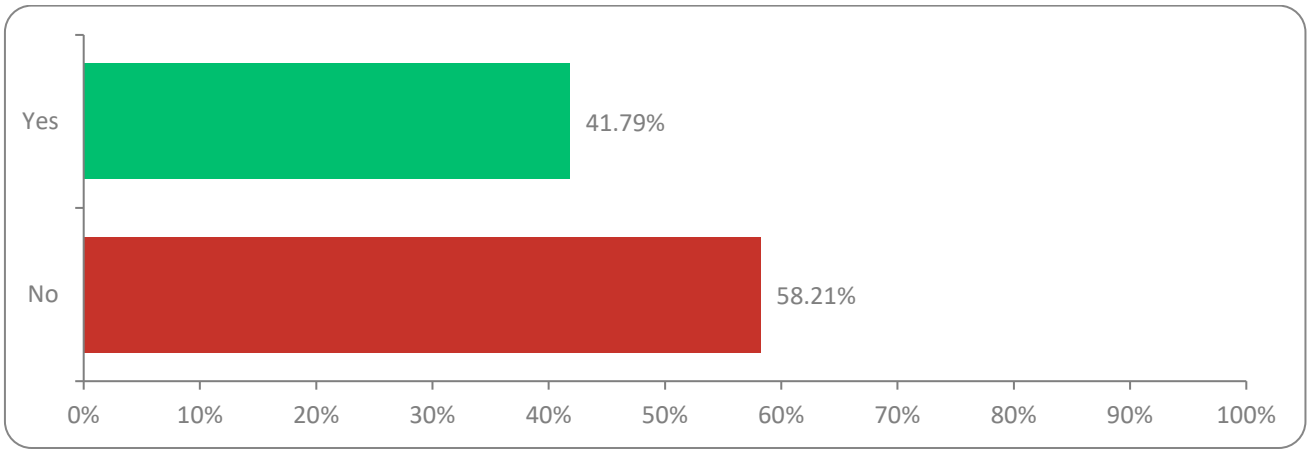


Figure 3.7: Satisfaction With the Number of Recreation Programs Offered



Survey respondents were asked what the department could improve, and of the top three suggestions, two were additional community programs and better communication about the programs and available opportunities. See Figure 3.8.

Figure 3.8: Areas to Improve Recreation Service Delivery

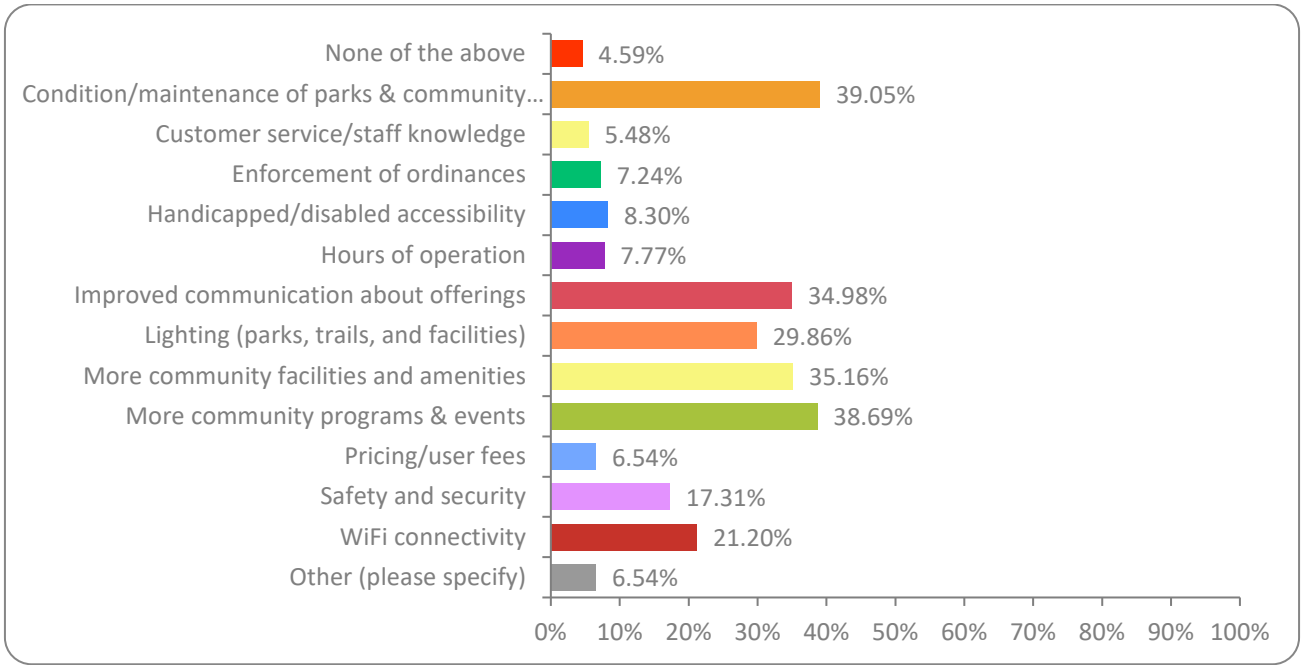
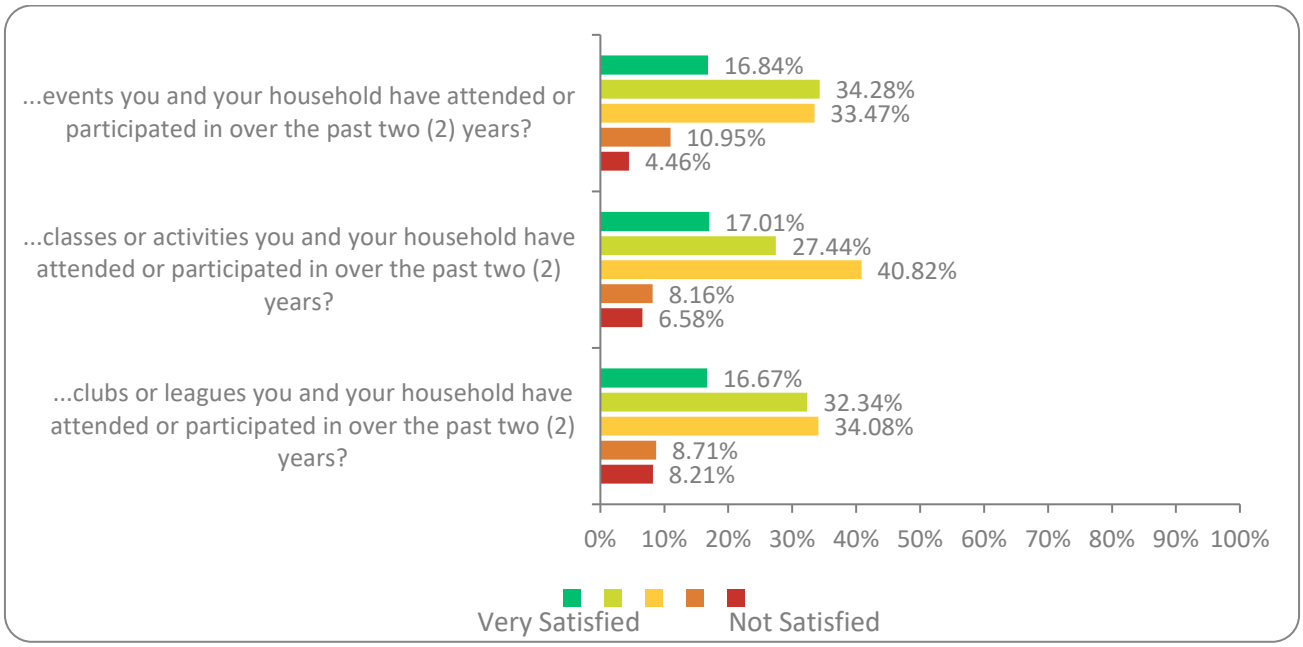


Figure 3.9: Satisfaction with Recreation Program Elements



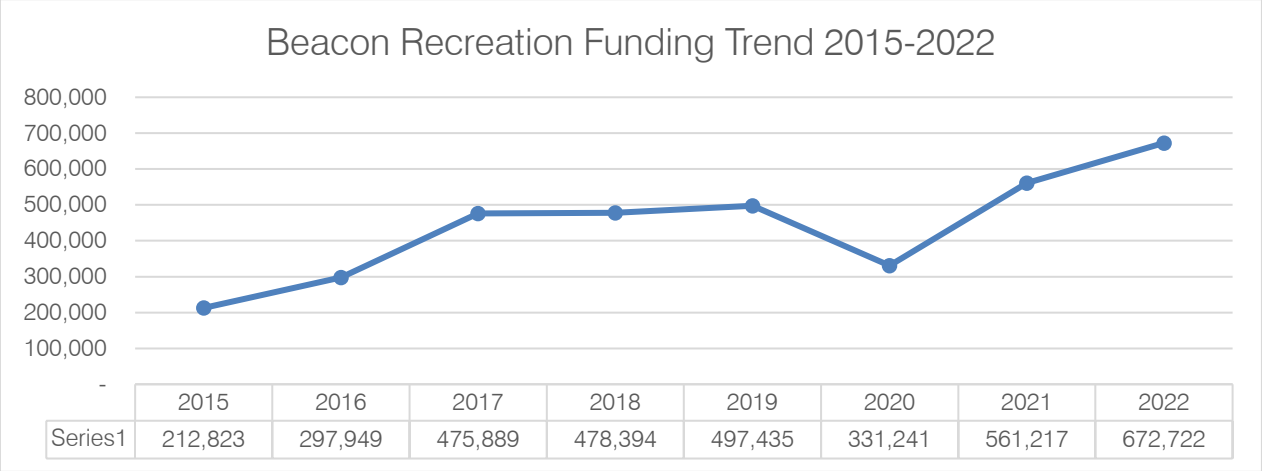
3.7 Beacon's Investment in Recreation Program Delivery

Recreation programs and facilities are budgeted in general recreation, adult recreation, and the swimming pool facility budget. Collectively, $672,722 has been budgeted for the recreation department in 2022 to deliver services. In Beacon, recreation programs and facilities receive 59% of the budget, in comparison to departments of similar size allocate approximately 42% of an entire department's operating expenditure to programming. As a result, Beacon allocates more budget to programming than comparable departments.

The 2022 NPRA Agency Performance Review suggests that a department serving a similar-sized community as Beacon spend between $67.73 to $226.43 per capita, with the median being $117.36. In 2022, Beacon's per capita investment in recreation is $48.45. However, it should be acknowledged that Beacon's investment in recreation has increased considerably over the last seven years and continues to grow.

Between 2015 and 2022, Beacon's investment in recreation has grown from $212,823 in 2015 to nearly three times the budget at $672,722 in 2022. With the exception of 2020, during the height of the Covid-19 pandemic, Beacon's recreation budget dropped to $331,241. Since the pandemic, Beacon has rebounded, and continues to invest in recreation and believes in the value of services the Recreation Department offers to the community.

Figure 3.10: Beacon Recreation Funding Trend 2015-2022



Revenues projected in 2022 are $164,000 as shown in Table 3.10.

Table 3.10: Beacon 2022 Budgeted Recreation Revenues

Activity	2022 Budget
Recreation / Summer Programs	$42,000
After-School Programs	$102,000
Beacon Swimming Pool Facility	$20,000
Total Revenue	$164,000

Typical departments serving similarly sized communities as Beacon would recover 11.2% to 51.3% of all expenses, or a median cost recovery of 25%. In Beacon, the total department cost recovery is 18%.

3.7.1 Staffing to Deliver Recreation Programs

The City's recreation staff include the Recreation Director, an Assistant Recreation Director who oversees aquatics and the after-school program, and one clerical recreation assistant. The full-time recreation staff are supported with approximately $147,000 in part-time/seasonal funding that is used to employ primarily after-school staff and lifeguards.

3.8 Communication and Marketing

As is the case with many small parks and recreation agencies, Beacon relies on many partners to help meet the recreation needs in the community. This model is efficient, cost effective, and seems to work well in Beacon.

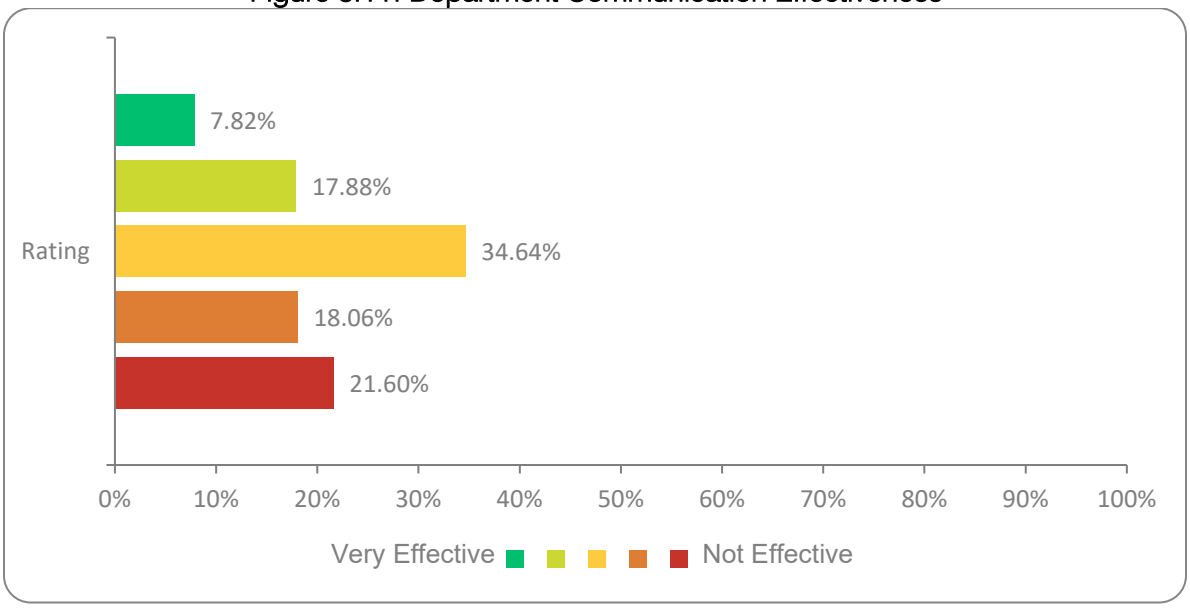
The recreation department is in a unique position to facilitate a robust community recreation program, primarily through information and referral. A revamped city webpage, a quarterly program guide, and a strong social media presence can greatly impact the Beacon community.

Currently, the department relies on its registration program webpage and various Facebook pages that are intermittently updated. The webpage listed only two activities but provided little information and no formal program descriptions. The department provides a recurring digital newsletter sent to 700 – 800 previous patrons.

3.8.1 Communication Effectiveness

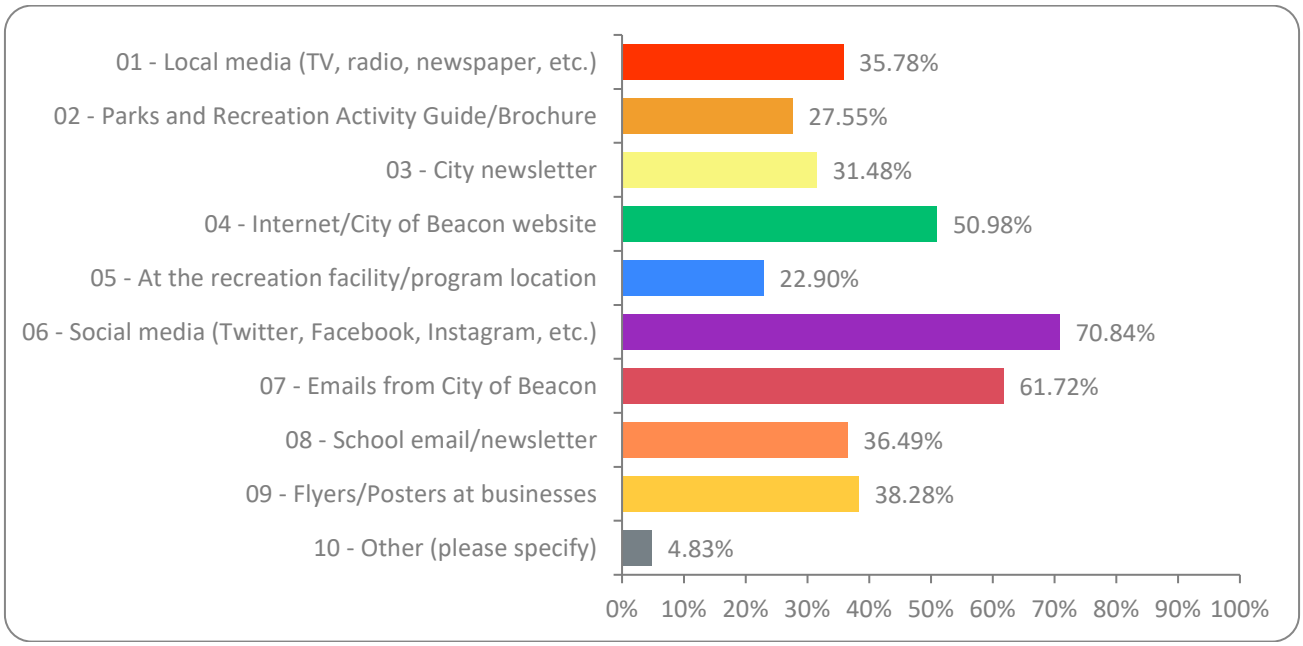
The needs assessment survey asked respondents to rate department communication. On the scale of 1 (not effective) to 5 (very effective), 39% of respondents rated communication as not effective while 9% said the department was very effective. See Figure 3.11.

Figure 3.11: Department Communication Effectiveness



When respondents were asked for their three top preferences to receive communication, they suggested internet, social media, and email communication. See Figure 3.12.

Figure 3.12: Beacon Recreation Communication Preferences



3.8.2 Marketing Future Programs

Weston & Sampson recommends a detailed and formal marketing plan to create promotion strategies and processes. The following are recommended to promote program opportunities:

1. Program brochure – publication of a quarterly program brochure is one part of a greater strategy for communicating program opportunities. Programs sponsored by the recreation department and department partners can be highlighted in the program brochure, along with policies and events. The department should establish publication dates at the beginning of each year, along with steps to produce programs, activities, and ultimately the program brochure.

   Although parks and recreation patrons may have different preferences for how they receive information, program brochures continue to be the most widely preferred method for parks and recreation program participants, regardless of location within the United States or the size of the agency. Several goals are important when creating a program brochure:

   - Maximize return on investment (ROI) from the brochure through offering various registration tools, times, etc. Agencies should make it as easy as possible for patrons to enroll in classes and activities.
   - Welcome notes and letters to patrons should not be placed on the front or back cover or on the first couple of inside pages. These are prime space for attracting registrants.
   - Program descriptions should follow five “C”s to attract registration:

- Clear – be clear in a broad sense; describe the activity in a way that does not limit the instructor. Use language such as "This class may include crafts and music projects."
- Concise – avoid phrases like "This class will…" or "You will learn…." Assume the customer knows it will be fun, but don't say it. All recreation classes should be fun! Do not list the age in the title or in the body of the description; it should already be listed in the activity category.
- Creative – use descriptive words and avoid repeating the same words if possible.
- Consistent – include confirmation information at the end of the description. For example: "Bring sunscreen and a hat."
- Catchy – use unique descriptions. A customer should not look at a page of activities and see they start the same way (unclear). "This class will… Each class offering should be described in a way that showcases its distinctiveness and appeal

2. Social media presence – Regardless of platform, social media should be updated daily or every other day. By including dates and deadlines from partners, a steady flow of content should be easy to establish. Building to that point will take time but pay great dividends for the growing department.

3. Web presence - Managing a department webpage with policies, contact information, registration procedures, program opportunities, etc., should be the lifeblood of the department. Whether the department continues with the current MyRec page or establishes another, the Weston & Sampson team recommends an improved webpage as a top priority for the department.

3.9 Program Partnerships | Alternative Providers

The department does extremely well in creating and facilitating partnerships. It has a very good relationship with the Beacon City School District that provides space for the after-school programs and other spaces as available, free of charge to the department. Approximately 60 active program providers deliver services shown by program category in Table 3.11. Providers include the Girl Scouts, Boy Scouts, Masons, Salvation Army, the American Red Cross, Goodfellas, the Special Olympics, and many more. Additionally, a number of programs, primarily sports the department offers, are volunteer run.

Table 3.11: Beacon Recreation Partner Program Categories

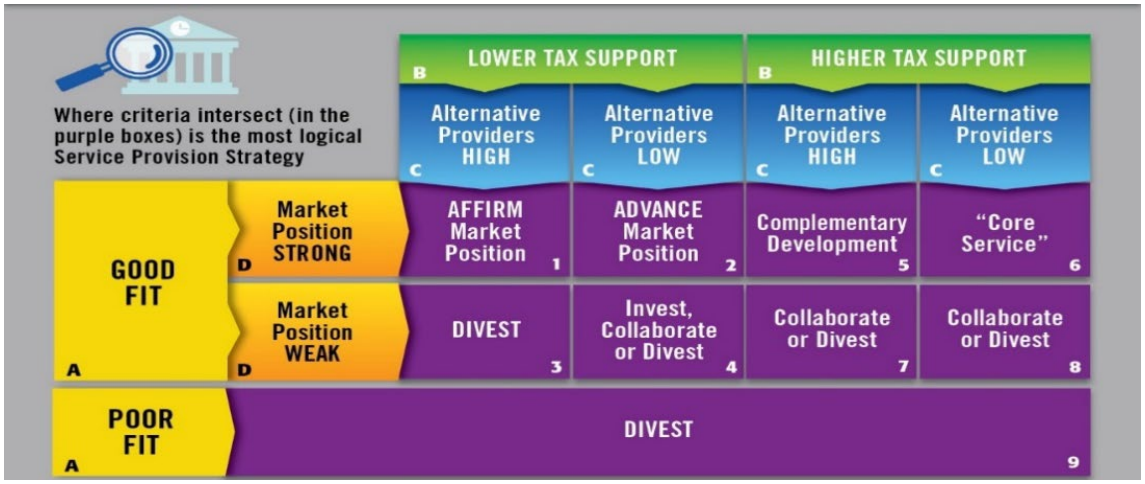
Program Category	Description	Number of Programs
Sports	Team Sports	6
Programs/Classes	Fitness Classes	8
Festivals/Events	Arts, Events, Sports	18
Faith-Based Programs	Faith-Based	10
Community Outreach	Nonprofit Service	11
Clubs/Organizations	Scouts, Fraternal Organizations	8

3.9 Program Life Cycle

Parks and recreation agencies must recognize that certain programs and activities have a lifespan and must be evaluated on a continual basis. See Figure 3.13. As the program in Beacon grows to meet demand, the following questions should be asked for each program offered:

- Is participation increasing or decreasing? If participation is increasing, then it could mean that the program should be continued. If participation is decreasing, are there steps to take to increase interest through marketing efforts, changes to the time/day of the program, format, or instructor? If not, it may be time to discontinue the program.
- Is there information contained in the participation/staff feedback that can be used to improve the program?
- Are cost recovery goals being met? If not, can program costs be reduced or can fees be realistically increased?
- Is another program provider more suitable to offer it? If yes, the department could provide referrals for its customers.
- The department can also use cancellation rates to help make decisions regarding resource allocation and to focus marketing efforts.

Figure 3.13: Program Service Provision Strategy



3.10 Key Findings

- The after-school program is a robust opportunity for the department. It is popular and well received.
- The city-owned recreation facility has a very small fieldhouse and one small programming space, insufficient to provide the kind of robust recreation program the community may desire.
- Swimming opportunities in the City are extremely limited. There are virtually no recreational swimming opportunities available to community members during non-summer months.
- Gaps in service exist for older adults. No drop-in programs are available for seniors in the city or within close proximity. However, senior populations are decreasing in the city as a percentage of overall population. Senior population decreased by 5.01% over the past decade.
- Marketing and communication are priority areas that can greatly help the department. Weston & Sampson recommends establishing a program guide with a set production and programming schedule, along with paying careful attention to social media and establishing a user-friendly website.
- Special events are in demand and a focus area for the department. Given the diverse population makeup, events that support a sense of belonging in the community are recommended as a focus area.
- Programs for teens are important to the community.
- A gap in service exists for adult programs.
- Community members are marginally satisfied with current recreation programs. This can be attributed in part due to the pandemic, but opportunities exist for creating recreation events, enrichment classes, etc.
- Partner organizations with program space can help provide additional recreation programs. The role of the department may be to promote and facilitate.
- Gross recreation spending in the city has grown from $212,823 to $672,722 or an increase of 216% between 2015 and 2022. However, spending lags behind what other similar sized communities might spend on a per capita basis. This is due in part to the lack of a sufficient community center which would significantly enhance the city's investment in recreation.

4.0 EXISTING FACILITY INVENTORY & ANALYSIS

The City of Beacon operates eight park and recreation facilities within the city limits. In addition, there are over a dozen other facilities owned and operated by a variety of groups, including State and Federal agencies, the Beacon City School District, and other non-profit organizations. The park system serves a City population of approximately 16,000 residents.

In 2017, the City of Beacon commissioned a Parks & Recreation Fee Study to assess the condition of recreation facilities within the City and analyze the ratio of park and open space per resident to recommend improvements. Utilizing National Recreation and Park Association (NRPA) guidelines on population-based acreage needs, the study found that when accounting only for City-owned facilities the recommended ratio of 10 acres of parkland for every 1,000 residents was not met. However, when taking into account additional parkland operated by other government and non-profit agencies, sufficient acreage was provided.

The park system consists one large regional park (larger park areas with multiple park facilities; Memorial Park), three neighborhood parks (smaller park areas predominately located within neighborhoods; South Avenue Park, River Front Park, Green Street Park), two specialty park areas (predominately consist of areas with a particular use; Polhill Park, The Settlement Camp), one natural park area (predominately natural conservation area; Hiddenbrooke Park), and one linear park (pedestrian trail or transportation corridor; Fishkill Creek Greenway & Heritage Trail).

Like many communities, the City of Beacon strives to keep up with the demand for programming and facilities within its park system. It has a long-standing relationship with the Beacon City School District to share facilities and offers a variety of programs through partnerships with several local organizations including the Beacon Boulder Project, Beacon Disc Golf, Beacon Girls Softball, Beacon Junior Baseball, Beacon Pop Warner Football, Beacon Sloop Club, Beacon Youth Soccer, Small Tribe Hoops Class, Summer Hoops Basketball, and Wee Play Community Project.

Beacon is currently working with neighboring communities on strengthening connections between regional facilities through the construction of several pedestrian and multi-use trail facilities, including the City of Beacon Greenway Trail, the Beacon / Fishkill Hudson River Trail, and the Fjord Trail to Cold Spring. These projects are currently in various stages of development.

The following is a brief description of each park facility operated by the City. Parks and trails are listed alphabetically. The Full inventory analysis can be found in Appendix C.

4.1 Fishkill Creek Greenway & Heritage Trail

The Fishkill Creek Greenway and Heritage Trail (FCGHT) began approximately 5 years ago as a master plan to provide pedestrian connections throughout the City of Beacon along Fishkill Creek. While not fully constructed, several key portions have been completed and provide scenic views and



important connections throughout the City. Constructed primarily of crushed stone, several amenities have been installed along the completed portions of the trail including benches, trailhead / kiosk signage and dog waste bins. Agreements are already in place for select parcels that an easement for future trail segments be included in any development plan, with several such areas currently under construction.

- Paths & Walkways – Comprised primarily of crushed stone, the trail is in good condition. Minor ADA compliance issues at street crossings, several of which are already planned for improvement in the near future.
- Site Amenities – Benches and "Dogipot" stations are located at frequent intervals along completed portions of the trail and are in generally good condition.
- Signage – Kiosk trailhead located at street crossings are in good condition, some graffiti on board. There is limited wayfinding or identification signage for the trail.
- Lawn / Greenspace – Lawn was in generally good condition along completed portions of the trail.
- Trees / Vegetation – Trees, shrubs, and vegetation along the trail were in good condition.

4.2 Green Street Park



Green Street Park is a small neighborhood park a little over 1 acre in size. The park contains a variety of amenities for community residents, including an old ball game pole that has become a symbol of the park. Several improvements have been made in recent years, including installation of a new playground area and construction of an ADA accessible parking space. A new plaza space is planned at the corner of the park to improve pedestrian connections.

- Basketball Court – Pavement cracks were observed in the court surfacing, with extensive patchwork repairs visible. Color surfacing and striping is worn and faded.
- Playground – Playground was recently installed and is in good condition. Signage is present and poured-in-place safety surfacing appears to be in good condition.
- Pavilion – Shade pavilion is in good condition. Minor graffiti was observed on the structure. The concrete pad was in good condition, very minor stormwater ponding observed.
- Site Amenities – Tables and waste bins beneath the pavilion were in good condition.
- Ball Game Pole – Structure is in fair condition, minor wear observed.
- Restroom Facility – Restroom structure was in fair condition. There is no ADA route to get to the restrooms, and while paint was in good condition a moderate amount of graffiti was present on the doors and CMU blocks.
- Parking Area – Asphalt of parking stalls was in good condition; quantity of stalls is limited. One stall is marked as ADA; however, no signage was present.
- Signage – No park sign or wayfinding signage was present.
- Paths & Walkways – Path is comprised of stone dust with steel edging and is in good condition. The path appeared to be well maintained.

- Lawn / Greenspace – Turf was in good condition, very few bare spots observed. Ponding was observed in a depressed area at the corner of the park, currently used for stormwater detention area.
- Trees / Vegetation – Trees were in good condition, but very few were located within the park area resulting in limited shade.

4.3 Hiddenbrooke Park



Hiddenbrooke Park is a unique area within the City of Beacon, with ownership of the overall area split between the City, the County, and private owners. The front portion of the park, which is owned and maintained by the City of Beacon, contains hiking trails, the access driveway, and is predominately comprised of wooded and meadow spaces. Dutchess County manages an area at the rear of the property abutting Mount Beacon. Private residences and an active monastery are located along the northern edge of the property and share the access drive with the City. This split ownership in addition to provisions of the grant used to purchase the property limit potential development opportunities of the park.

- Hiking Trails – Trails appeared to be in good condition and used frequently by surrounding neighborhoods.
- Parking Area – Gravel pull-off area is small in size, not adequate for use of park, and in fair condition. The driveway is paved throughout the park and is in good condition.
- Signage – Signage at the front of the park is embedded in stone pillars. They are in good condition, but difficult to read from a distance.
- Lawn / Greenspace – Meadow / lawn areas at the front of the site near the entry drive are in good condition, natural condition.
- Trees / Vegetation – Park is generally a natural area, trees appeared to be in good condition. Deadwood or trees in decline should be removed as necessary, especially around trail areas.

4.4 Memorial Park



Memorial Park is the largest active-use park located within the City limits operated by the City. The park is used by the adjacent Middle School for gym classes, practices, and sporting events. A stream is buried beneath the park, and multiple areas have drainage issues ranging from poor drainage to extensive ponding. The park contains numerous sport fields used by youth and adult athletic leagues.

- Football Fields – The football field is in fair condition with some minor drainage issued including poor drainage and ponding around the goal posts. The field has operational athletic

lighting for evening activities, and a support building for the field is operated and maintained by the local Pop Warner football organization. The field is sometimes utilized for other sporting events, and no permanent striping is present.

- Baseball Fields – There is one full-size, two little league, and one tee-ball baseball fields located within the park. The fields are supported by the Joe Ferrone Memorial Fieldhouse, which contains storage and meeting spaces. The athletic lighting at the large field is currently inoperable. Fencing, backstops, and dugouts at all fields appeared to be in good condition, and the skinned infields were in fair condition with minor weeds and ponding. The outfields and perimeter areas appeared to be in fair condition, with moderate drainage issues ranging from soft soils to ponding. Scoreboards appeared to be in fair condition and the warning tracks were not uniformly installed and appeared to be in fair condition as well.
- Softball Fields – There are three full size and one youth softball fields located within the park. Athletic lighting is currently inoperable according to City staff. Fencing, backstops, and dugout benches at all fields appeared to be in good condition, and the skinned infields were in fair condition with minor weeds and ponding. The outfields and perimeter areas appeared to be in fair condition, with drainage issues ranging from soft soils to heavy ponding.
- Soccer Field – Like elsewhere in the park, the field turf is in fair condition, however, contains numerous ponding areas and heavily saturated soil.
- Basketball Courts – The basketball courts are in poor condition with extensive drainage issues. The court area itself is situated below grade with a concrete curb as at one point it doubled as an ice rink during winter months. While the ice-skating aspect of the court is no longer utilized, the curb prevents runoff from escaping the court area resulting in ponding in excess of 3” after rain events.
- Tennis Court – The tennis courts are currently unusable and in very poor condition. The court pavement is deteriorated, and perimeter fencing is disassembled in some areas. Netting is currently not installed, and the court surface has settled in areas and accumulated debris.
- Skate Park – The skate park is located adjacent to the southern parking lot and located where two additional tennis courts used to be situated. The skate park is community managed, was recently resurfaced and appeared to be in good condition. Fencing was intact, minor ponding observed in some areas.
- Playground / Tot Lot – Future renovations are currently planned for the Tot Lot area. Safety surface was installed and appeared to be in fair condition, and the fencing was in good condition. Play equipment is a mix of permanent structures and movable toys, appearing to be in fair condition.
- Natural Play Area – The Wee Woods play area contains fallen logs, rope courses, and other outdoor-themed installations. It appeared to be in good condition.
- Pavilion – Pavilion structures appeared to be in good condition, minor graffiti was observed.
- Site Amenities – Many of the bleachers, tables, and benches appeared to be rusted through and in poor condition. Some were missing components (end caps from bleachers, etc.) and had minor graffiti.

- Storage Sheds – The storage sheds appeared to be in good condition. According to the City Staff, they are currently too small to meet the needs of the park.
- Parking Areas – Striping within the parking areas is inconsistent and faded. There is a mix of off-road parking lots and nose-in parking directly off the side of Wilkes Street. The pavement appeared to be in fair condition, with some drainage and ponding issues evident, especially at the southern parking lot.
- Restroom Facility – The restroom facility appeared to be in good condition. A mural was recently painted on all sides of the structure as a collaborative effort between the community and a local artist, and no graffiti was visible on the structure.
- Lawn / Greenspace – The turf itself appeared to be in good condition with few bare spots, however there was extensive evidence of poor drainage, with some areas ponding over 3" of water.
- Trees / Vegetation – Trees within the park were in good condition.

4.5 Pete & Toshi Seeger Riverfront Park

Pete & Toshi Seeger Riverfront Park is located to the north of the Beacon MTA Rail Station and is only accessible by Red Flynn Drive. The park contains several basketball courts that are used by various local athletic groups, as well as sand volleyball courts and a large playground. Located on the Hudson River, the park offers scenic views up and down the river when walking along the perimeter trail. A design has been completed for improvements to the park, including reconstructing the basketball courts, expanding the parking area, and improving the pathways.



- Basketball Courts – The park contains one full and two half size basketball courts. All courts contain extensive pavement cracking, settlement, and patching. The fencing is in poor condition with several gaps and tears in the chain fabric. The court markings are faded, and the backboards have minor graffiti.
- Volleyball Courts – The sand volleyball courts are in fair condition. The netting appeared to be in good condition and well maintained, and the sand area itself has minor weeds and debris from adjacent trees within them. There is no defined edge to the sand area.
- Playground – The playground appeared to be in fair condition. Minor graffiti was observed on some play structures, and the safety surfacing lacks an adequate ADA transition from the adjacent walkways. Edging is provided in the form of varied height timber piles.
- Paths & Walkways – Paved walkways were in poor condition with extensive heaving and cracking caused by the adjacent trees being too large and planted too close to the edge of the walk. The gravel trail around the park perimeter was in fair condition, with some rutting and washout observed in spots.
- Parking Area – The parking area appeared to be in fair condition. Striping was worn and faded, and associated signage was crooked. Minor cracking was observed in the pavement.

- Site Amenities – Park grills were rusted through and in poor condition. Benches varied in material and size throughout the park; the benches along the perimeter trail were in good condition while others were generally poor. Tables located in the park interior were in similarly poor condition, and minor graffiti was evident on some pieces.
- Pavilion – The pavilion is in good condition. The concrete pad was in good condition with no cracking, and only minor graffiti was observed on the structure.
- Shoreline – The rip-rap shoreline armoring appeared to be in good condition and preventing erosion of the park shoreline.
- Storage Sheds – Storage sheds appeared to be in good condition. The fence around the shed area was in much better condition than that around the courts, and the gate was locked with a chain and lock.
- Signage – Information signage was in good condition, however there was limited wayfinding signage to get to the park.
- Lawn / Greenspace – Turf was in good condition, especially in the interior of the park. Appeared to be well draining, some small bare spots were observed near the parking lot.
- Trees / Vegetation – Trees were in generally good condition; some were located too close to the parking area and paved walkways causing damage to the pavement.

4.6 Polhill Park

Polhill Park is a small pocket park located on Main Street in downtown Beacon. It contains the visitor's center for the City and informational mapping and signage, serving as the gateway to the City. A bus stop shelter is located directly adjacent to the park.



- Visitor Center – Operated by the Chamber of Commerce, the building structure appeared to be in good condition. Would benefit from additional signage.
- Site Amenities – Tables and benches appeared to be in fair condition. There was a lack of consistent style & material across amenities – some were wood, some plastic, colors did not match, etc.
- Parking Area – There is no parking area designated for the park – the only available spaces were located at the adjacent Fire Department and were signed to prevent public parking. Only two spaces were available, each for 2-hour EV charging only, and there was one designated stall for Visitor Center employees.
- Bus Stop Shelter – Appeared to be in good condition, conveniently located to provide public transportation from the Visitor Center.
- Paths & Walkways – Plaza space appeared to be in fair condition, some weeds & moss growing within the pavers. The path to the visitor center was made of staggered steppingstones and did not appear to be ADA compliant.
- Signage – Historic marker and welcome sign appeared to be in good condition.

- Pop-Up Library – The wood structure of the pop-up library appeared to be in fair condition. The door hinge was not flush with the unit. Appeared to be well stocked with books.
- Lawn / Greenspace – Turf appeared to be in fair condition, some bare spots were evident around the paver area.
- Trees / Vegetation – Trees were generally in good condition and provided adequate shade over the area. The large evergreen tree is used for holiday displays in the winter.

4.7 The Settlement Camp Park



The Settlement Camp Park is a unique property within the City of Beacon. Formerly a residence summer camp owned and operated by the NY based not-for-profit The University Settlement. The City currently leases the land from the New York State Office of Parks, Recreation and Historic Preservation (NYS-OPRHP) for recreation; education, and conservation purposes. The property is host to a variety of activities and events including: City of Beacon Recreation Summer programming, Public Pool, Public Disc Golf Course, Event space for approximately 150 persons, Picnicking, walking, Outdoor recreation special events, community gardening, Season drive in movie theater, and informal connections to the NYNJTC maintained trail systems in the adjacent Hudson Highlands State Park. Buildings located on site not operated for summer camp purposes, the public pool or as part of the event space are generally dilapidated, spread throughout the property and not usable. There are approximately 50 total structures within the park area.

- Disc Golf – The 18-hole disc golf course was constructed and is maintained by a volunteer group and occupies one of the buildings within the park. The building is in fair condition, appropriately signed, and the notice board and course elements appeared to be in fair condition as well.
- Pool Facility – A fiberglass lined pool, the filter building and equipment was upgraded when the property was leased by the City from New York State Parks. It is currently permitted by DOH (with some items grandfathered in) and operated during the summer months. The pool appeared to be in fair condition and has a unique configuration as the pool deck slopes around it, resulting in a retaining-wall like effect at the one end of the pool.
- Theater Building – Building is in good condition, currently used for drive-in movies organized by the City and rented out by the City to residents as a wedding venue. It is very popular and used frequently.
- Summer Camp Buildings – Approximately 5 of the structures in the park located along the main loop road are used for summer camp activities by the City during the summer. The buildings are in generally fair condition with some loose boards, clutter, broken windows, etc. Intent is to provide a wilderness experience within City limits for kids.
- Gym Building – The large barn is in fair condition and contains a bouldering used by the Recreation Department as well as space for the local garden club.

- Misc. Structures – Other buildings in the property are diffuse, spread out, and in very poor condition. City currently has no plans to renovate or restore these buildings as they are in too poor condition and spread out to be adequately used for City activities and events.
- Homestead Building – This building is in good condition and currently houses the Hudson River Sloop Clearwater, Inc. organizational offices. It is somewhat underutilized and contains a lot of empty rooms.
- Caretakers House- A two-bedroom ranch house utilized by the resident caretaker. The house is in good condition with recent renovations including a roof and kitchen remodel.
- Parking Area – Parking is inadequate to accommodate peak summer traffic and event crowds. The roads and parking areas are comprised of dirt and/or gravel, with no paved access roads.
- Signage – There is limited signage on site, very few wayfinding signs within the park or leading to the park.
- Lawn / Greenspace – The lawn areas were in good condition, very few bare spots observed.
- Trees / Vegetation – The park is primarily a natural area, trees appeared to be in good condition.

4.8 South Avenue Park

South Avenue Park is a large neighborhood park adjacent to the Beacon Recreation Department building. Just under 7 acres in size, the park contains several athletic court facilities and amenities. The park can be accessed by a parking lot off South Avenue or from the Recreation Department building. It is surrounded by a mix of single-family homes, apartment complexes, and Beacon Housing Authority residences. South Avenue Elementary School is located one block north of the park.



- Tennis Courts – Two tennis courts are located at the northwest corner of the park and are in fair condition. Net assemblies were in good condition; however, the court surfacing contains numerous cracks and the fencing around the court is in poor condition. The timber retaining wall supporting the courts is deteriorating, and there are currently plans to replace the wall soon.
- Basketball Court – The court surfacing is in good condition with minor cracking evident near the hoop assemblies. Minor graffiti was evident, fencing was in fair condition, and the court lighting appeared to be in good condition. As with the tennis court, the timber retaining wall is deteriorating and is planned for replacement.
- Horseshoe Court – Wood framing is deteriorating and there is extensive debris and weeds growing within the play area. Difficult to access and infrequently used according to City staff.
- Shuffleboard Court - Wood framing is deteriorating and there is extensive debris and weeds growing within the play area. Difficult to access and infrequently used according to City staff.
- Bocce Ball Court - Wood framing is deteriorating and there is extensive debris and weeds growing within the play area. Difficult to access and infrequently used according to City staff.

- Youth Employment Program Teaching Garden – Located outside of the Recreation Department, the garden is in good condition and well maintained.
- Multi-Use Open Field – Turf is in good condition, minor drainage issues evident.
- Multi-Use Paved Area – Large crack observed through center of pavement, pavement is in poor condition, extensive debris and weeds growing within the pavement area.
- Playground – Playground equipment and safety surfacing appeared to be in good condition. Some graffiti was observed on play equipment, and there is no ADA accessible route to the playground.
- Parking Areas – Main parking area off South Avenue is in fair condition, striping is very faded and there is limited lighting. The pavement is in good condition. Parking at the Recreation Department Building is in good condition, used primarily by City staff.
- Signage – No signage in parking lot, one small sign to identify park located on light pole at South Avenue parking area.
- Pavilion – Located adjacent to the Recreation Department Building, pavilion appeared well maintained and in good condition.
- Paths & Walkways – Asphalt paths are in poor condition with moderate cracking and heaving present throughout the path system. Several areas appeared to be constructed on slopes that were not ADA compliant.
- Lawn / Greenspace – Turf was in good condition, very few bare spots observed. Some minor drainage issues were evident.
- Trees / Vegetation – Trees appeared to be in good condition, located throughout the park area.

4.9 Recreation Department Building at South Avenue Park (23 West Center Street)

Home of the City Recreation Department. The building includes Recreation Department offices, a small gym area, and one classroom area for educational opportunities and gatherings.

4.10 Additional City Owned/Operated Facilities

- Former Beacon Fire Department HQ – (use to be determined) – Potential Community Flex Space
- Memorial Building – Community Flex Space, VFW
- City of Beacon DPW Facility – Community Flex Space
- Beacon Sloop Club building- Single room used for meetings and Sloop Club gatherings, a 501-c3 volunteer organization dedicated to the preservation, protection and restoration of the Hudson River.



4.11 Alternative Service Provider Facilities

The facilities listed below are not owned, maintained, or operated by the City of Beacon. These facilities serve the community in a variety of ways and can potentially be utilized by the community. Although we do not have specifics on these facilities, they are useful to this inventory.

4.11.1 Beacon City School District Facilities

- Beacon High School – Pool, Gymnasium, Weight Room, Theatre, Community Flex Space, Tennis Courts (8), Baseball Field (1), Softball Field (1), Soccer Fields (2), Multi-Sport Turf Field (1)
- Glenham Elementary – Gymnasium, Playground (2), Multi-use Grass Field, Baseball Field (1)
- J.V. Forrestal Elementary – Gymnasium, Community Garden, Playground
- Rombout Middle School – Multi-use Grass Field,
- Sargent Elementary – Playground, Beacon Soccer Club Complex, Gymnasium
- South Ave Elementary – Playground, Basketball Courts

4.11.2 Faith-Based Organization Facilities

- Beacon Hebrew Alliance- Verplanck Ave
- Christ Church United Methodist- Union St
- Faith Temple- North Cedar St
- First Presbyterian Church- Liberty St
- Masjid Ar Rashid- Main St
- Saint Andrew/Luke Episcopal- South Ave
- Salem Tabernacle- Delevan Ave
- St Joachim Church- Leonard St
- St John Church- Willow St
- Star of Bethlehem Baptist Church- 139 Main St
- Tabernacle of Christ Church- 483 Main St

4.11.3 Additional Community Facilities

- Beacon Housing Authority Forrestal Heights – Dutchess County Office of the Aging Senior Friendship Center
- NY Dept of Corrections and Community Supervision Camp Beacon (use to be determined) – formerly Beacon Correctional Facility, a female minimum security state prison.
- Dennings Point State Park – Trails, Beacon Institute for Rivers & Estuaries building
- Dia Beacon – Art Gallery, Community Flex Space
- Elks Lodge/ Beacon Elks – Community Flex Space
- Fishkill Correctional QWL Building – Community Flex Space (NYDOCCS Staff Only)
- Former Beacon High School – Art Studios
- Girl Scouts Heart of the Hudson Building-John Street
- Scenic Hudson's Long Dock Park –Kayak Launch, Trails, River Center building
- Scenic Hudson's Madam Brett Park - Trails
- Scenic Hudson's Mount Beacon Park – Trails, Observation Tower
- The Salvation Army Beacon Corps Community Center- Main Street

5.0 PUBLIC ENGAGEMENT

Public engagement is fundamental to the master planning process. This input, whether received during a public forum, in a survey, or face-to-face, helps the team form a well-rounded, multi-faceted comprehension of the unique challenges and needs of the community. The Weston & Sampson team attended a variety of public events in the Summer and Fall of 2022 to obtain informal feedback about parks, open space, and recreational programming in the City of Beacon. Parks staff joined the team to assist with distribution of paper surveys and to encourage locals to submit their ideas and concerns.

Public engagement events included:

- *Stakeholder Interviews/ Focus Group Meetings (July 7th, 2022)*
  Interviews and focus group workshops (multiple sessions over the course of 1 afternoon) drawing from representatives from committees and commissions, other City Departments, council members, special interest individuals and groups, associations, and other service providers (e.g., staff, schools, health clubs, seniors, open spaces, etc.), open to the public at large.

- *Online Survey (Open August 30th, 2022– November 7th, 2022)*
  Developed a digital survey to solicit opinions from the community on how they view the current programs & facilities offered by the City and identify desires & goals for additional facilities and program development. This included seeking input on whether a centralized community center was needed, and if so, what programs and/or services are desired for this space. Distributed post cards & flyers to encourage public participation in the survey.

- *Park Ambassadors Share Survey at Events (Summer / Autumn 2022)*
  - Spirit of Beacon Day - *September 24, 2022*
  - Beacon Sloop Club Pumpkin Festival - *October 16, 2022*
  - Beacon Farmer's Market Halloween Party – *October 30, 2022*

- *Draft Report and Recommendations Presentation (February 2023)*
  Present draft report and recommendations. Discuss next steps, schedule moving forward. Identify opportunities and barriers to project.

Feedback from these events aligned with the results of more formal feedback sessions. The project team received approximately 960 survey responses and extensive conversational comments. The rate of the online survey was approximately 7% of the total population of the City, which is within the average response rate typically found in communities of comparable size. Respondents relayed the importance of providing programming for all age ranges, the need for better multi-modal access to the various parks, and recommendations of the importance of community centers and services within Beacon. Community members expressed a desire to keep open spaces open and to increase dialog about recreational opportunities in the City. Specific recommendations included improvements to the Beacon Recreation Center and more events in popular parks and areas.

Formal public engagement meetings were held in July with multiple stakeholder groups. Meetings included staff and community focus groups with the goal of bringing together stakeholders with differing

points of view to solicit broad based perspectives on their experiences, challenges, and ideas for enhancing the City's parks and recreation facilities and programs. The stakeholder meetings included representatives from the local youth organizations, elected officials, City Departments, and civic organizations. Each focus group meeting lasted approximately 45 minutes. All meetings were facilitated by the Weston & Sampson team and a series of questions was used to ensure adequate input was received by all attendees. A total of 3 focus groups and stakeholder interviews were held. Aside from formal public meetings, park ambassadors throughout the City of Beacon attended numerous community events throughout the summer and autumn of 2022 to inform community members about the project and encourage participation in the online survey.

5.1 Public Survey Results

An online survey was developed to obtain input in an organized format where participants were asked to answer a range of questions developed by a collaborative process between the project team and the City. Volunteers also attended pop-up and community events with tablets to allow event attendees to complete the survey. The survey was offered in both English and Spanish, and received approximately 960 responses. A copy of the survey is included in Appendix A.

5.1.1 Survey Demographics

- Respondents had on average lived in Beacon for 15 years.
- Approximately 73 percent of respondents owned their home in the City.
- Respondents were generally well distributed between all 4 wards.
- Approximately 56 percent of respondents identified as female.
- Approximately 51 percent of respondents identified their household condition as a couple with children in the home; the average household size was 3.
- Approximately 74 percent of respondents identified as white/Caucasian.

5.1.2 Park & Community Facility Summary

- Approximately 79 percent of respondents rated the overall quality of park and community facilities as either "satisfactory" or "outstanding."
- Approximately 59 percent of respondents stated they visited a City of Beacon park or community facility at least once per week.
- The 3 facilities that received the highest importance rating were:
    1. Open & Natural Spaces
    2. Community & Neighborhood Parks
    3. Trails & Pathways.
- Respondents were generally split (51% to 49%) on ether there were enough community facilities within the City of Beacon.

5.1.3 Community Center Summary

- A majority of respondents (approximately 70%) stated that a new or expanded community center was needed in the City.
- Approximately 57 percent of respondents stated they would prefer a centralized community center, while approximately 24 percent of respondents preferred several small facilities, with the remaining 19 percent being unsure or having no preference.
- Children and Teenagers were the two groups respondents were most likely to state would be best served by a new community center.

5.1.4 Goals & Desires Summary

- The top three items that received the highest importance rating for the City to address over the next decade were:
    1. Expanded Community Programs & Activities
    2. Development of New Community Recreation Centers
    3. Preservation of Open Space / Land Acquisition.
- The top three facilities that received the highest importance rating for the City to address over the next decade were:
    1. Trails & Pathways
    2. Additional Restrooms / Improvements to Restrooms
    3. New Community Center.
- The top three programs that received the highest importance rating for the City to address over the next decade were:
    1. Environmental Education & Nature Programs
    2. Music & Art in the Parks
    3. Programs for Teenagers.
- The top three programs that received the highest rating as to what would increase respondent's engagement and utilization with City facilities were:
    1. Improving the Condition & Maintenance of Parks & Community Facilities
    2. Improved Communication about Offerings
    3. More Community Programs & Events.
- The top three communication methods that received the highest rating for the City to get information out to the public were:
    1. City of Beacon Website
    2. Social Media
    3. Emails from the City.

5.1.5 Conclusion

The survey responses listed above are not an exhaustive representation of each question asked or more nuanced responses; rather, these responses are a sampling of the types of questions asked and an overview of responses.

Overall, a majority of respondents stated that a new or expanded community center was needed in the City, and a centralized community center was preferred.

A complete summary of the survey can be found in Appendix B.

6.0 RECOMMENDATIONS

This section describes recommendations to enhance the level of service and quality of facilities offered in the City of Beacon through improvement of existing sites, development of new facilities, organizational enhancements, financial improvements, increased programming, improved safety, and potential partnerships.

The City of Beacon operates eight park and recreation facilities within the city limits. In addition, there are over a dozen other facilities owned and operated by a variety of groups, including State and Federal agencies, the Beacon City School District, and other non-profit organizations. While the City of Beacon has great facilities that are dutifully maintained, there are several general recommendations to further improve the parks & recreation facilities and programs. In addition, there are site-specific recommendations that have been developed for each City-operated Park.

Recommendations are divided into near-term (0-2 years), mid-term (3-5 years), long term (5-10 years), or on-going (continued maintenance). Recommendations are further classified as follows:

- Compliance: Improvements include audits or assessments necessary to identify and renovate areas within the facility to comply with the latest codes and standards.
- Maintenance: Improvements include repairs necessary to maintain and operate facilities to meet the current goals and objectives of the City.
- Upgrades: Improvements include modifications or rehabilitations necessary to improve efficiencies, expand program offerings, comply with the latest codes and standards, or introduce new facilities without the need for a comprehensive reconstruction.
- Comprehensive: Improvements include reconstruction or replacement of current park facilities to improve efficiencies, reduce financial burdens, or introduce new programs and facilities.

6.1 General Recommendations

- Near-Term
  - Conduct feasibility study for expanded / enhanced community facility *(Comprehensive)*
  - Implement and update the ADA Transition Plan to address areas that are not compliant *(Compliance)*
  - Develop maintenance standards of level of service *(Maintenance)*
  - Update parks /trail maps *(Maintenance)*
  - Explore additional usage of school facilities *(Upgrades)*
- Mid-Term
  - Improve/ upgrade signage (wayfinding, directional and interpretative) *(Upgrades)*
- Long-Term
  - Improve/ upgrade existing facilities and outdated amenities that do not function well *(Upgrades / Comprehensive)*
  - Expand walking pathways and trail connectivity to and within parks *(Upgrades / Comprehensive)*
  - Develop and implement a system of park and open space plans for expanded recreational types/changing trends and conservation priorities *(Upgrades / Comprehensive)*

- On-Going
  - Improve communication and event/facility marketing *(Maintenance)*
  - Increase funding for parks and facility maintenance *(Maintenance)*
  - Improve access to athletic fields for existing and new/ growing user groups *(Maintenance)*
  - Preserve and expand open space *(Maintenance)*
  - Focus on conservation and sustainability *(Maintenance)*
  - Increase special event programming *(Maintenance)*
  - Review recreational program offering and adjust annually *(Maintenance)*

6.2 Site Specific Recommendations

6.2.1 Community Center Recommendations

- Mid-Term
  - The City should explore renovating an existing City-owned building to accommodate an expanded / enhanced Community Center. *(Upgrades/ Comprehensive)*
- Long-Term
  - Community members have expressed through the online survey conducted by City of Beacon that they would like to see a new Community Center in a centralized location. *(Comprehensive)*

6.2.2 Fishkill Creek Greenway & Heritage Trail

- Near-Term
  - Improve Non-ADA compliant roadway crossings. *(Compliance)*
  - Install additional wayfinding and identification signage for trail. *(Upgrades)*
- Long-Term
  - Complete construction of the trail network. *(Upgrades)*
- On-Going
  - Improve maintenance of the Kiosk trailheads and remove graffiti on board. *(Maintenance)*

6.2.3 Green Street Park

- Near-Term
  - Resurface or replace basketball courts with new color sealcoating and athletic striping. *(Upgrades)*
  - Regrade the site to eliminate low spots and reduce stormwater ponding. *(Upgrades)*
  - Install ADA parking signage at the existing parking stalls as needed. *(Compliance)*
  - Plant additional native trees that are Shade Proficient to provide shade within the park area. *(Upgrades)*
- Mid-Term
  - Expand parking area as warranted with accompanying ADA compliant parking stalls. *(Comprehensive/ Compliance)*
  - Improve / upgrade wayfinding signs in key park areas of connection and transit. *(Upgrades)*
- Long-Term
  - Implement previously considered park improvement plan to construct a new plaza space and provide green infrastructure to address stormwater drainage concerns. *(Comprehensive)*

- On-Going
  - Maintain existing shade canopy and remove graffiti from the structure. *(Maintenance)*
  - Remove graffiti on the doors and CMU blocks of restroom. *(Maintenance)*

6.2.4 Memorial Park

- Near-Term
  - Reconstruct basketball court to remove the curb, elevate the court area, and provide proper drainage and fencing. *(Upgrades)*
  - Reconstruct tennis court with new pavement, color sealcoat, posts & netting, and fencing or expand skate park into remaining tennis area. *(Upgrades)*
- Mid-Term
  - Reconstruct athletic fields (baseball, softball, tee ball, football) to provide proper drainage, irrigation, lighting, and athletic appurtenances. *(Comprehensive)*
  - Regrade lawn areas within the park to provide drainage and reduce standing water. A soil analysis should be conducted to determine if additional measures such as underdrains, soil remediation, etc. are warranted. *(Comprehensive)*
  - Reconstruct or renovation of the City Park Department Utility Building *(Upgrades)*
- Long-Term
  - Replace old site amenities & furnishings (benches, tables, etc.) that are deteriorating with new site furnishings. If possible and applicable, match the make & model of newly installed furnishings either at Memorial Park or at other parks within the City for ease of maintenance. *(Upgrades)*
  - Install a larger storage shed to supplement the several small sheds located within park. *(Upgrades)*
  - Repaint faded lines in the parking lots and reconfigure the parking stall layout to maximize use and improve circulation. *(Comprehensive)*
- On-Going
  - Maintain existing pavilion and clean graffiti from the structure. *(Maintenance)*

6.2.5 Pete & Toshi Seeger Riverfront Park

- Near-Term
  - Install an ADA compliant access ramp to the playground and ensure safety surfacing is maintained to be ADA compliant. *(Compliance)*
  - Repair walkways where displacement and heaving from tree roots has occurred. Ensure ADA compliant slopes and surfaces are achieved. *(Maintenance / Compliance)*
  - Restripe parking lot and reset damaged parking signs. Patch, repair, and sealcoat parking area to eliminate cracks and heaves in the pavement. *(Maintenance / Compliance)*
- Mid-Term
  - Remove old and rusted site furnishings (benches, tables, grills, etc.) and replace them with new site amenities. If possible and applicable, match the make & model of newly installed furnishings either at River Front Park or at other parks within the City for ease of maintenance. *(Upgrades)*
  - Improve / upgrade wayfinding signs in key park areas of connection and transit. *(Upgrades)*
- Long-Term
  - Implement previously completed design of park area. *(Comprehensive)*

- Reconstruct basketball court new color sealcoat, athletic striping, fencing, and athletic appurtenances. *(Comprehensive)*

- On-Going
  - Trim and maintain existing trees adjacent to volleyball court to reduce debris. *(Maintenance)*
  - Remove graffiti observed on play structures. *(Maintenance)*
  - Prune and maintain tree roots adjacent to walkways to prevent pavement heaving and displacement. *(Maintenance)*
  - Maintain existing pavilion and clean graffiti from the structure. *(Maintenance)*

6.2.6 Polhill Park

- Near-Term
  - Improve / upgrade signage around visitor's center. *(Upgrades)*
  - Construct an ADA compliant walkway towards the Visitor's Center. *(Compliance)*
  - Install and/or repair geofabric beneath pavers and lawn areas to reduce weed and moss growth. *(Maintenance / Upgrades)*
- Mid-Term
  - Remove old and rusted site furnishings (benches, tables, grills, etc.) and replace them with new site amenities. If possible and applicable, match the make & model of newly installed furnishings either at Polhill Park or at other parks within the City for ease of maintenance. *(Upgrades)*
  - Add additional visitor parking stalls near the Visitor's Center. *(Upgrades)*

6.2.7 The Settlement Camp Park

- Mid-Term
  - Expand parking areas to accommodate traffic and use during peak summer months, including the appropriate quantity of ADA stalls, and replace existing gravel roads with asphalt. *(Upgrades / Compliance)*
  - Renovate the existing pool facility to meet current NYS Department of Health codes and regulations. *(Compliance / Upgrades)*
  - Improve / upgrade wayfinding signs in key park areas of connection and transit. *(Upgrades)*
- Long-Term
  - Complete a structural assessment of underutilized buildings to determine if any are suitable for renovation & reuse for camp operations and identify unsafe structures that should be considered for removal. *(Compliance / Maintenance / Upgrades)*
- On-Going
  - Maintain buildings currently used by the City for camp operations; repair loose floorboards, pick up clutter and debris, repair or replace broken windows, etc. *(Maintenance)*

6.2.8 South Avenue Park

- Near-Term
  - Complete planned reconstruction of existing timber retaining walls to maintain structural integrity and prevent deterioration of the park facilities. *(Maintenance / Upgrades)*
  - Install an ADA accessible route to the playground and ensure safety surfacing is maintained to be ADA compliant. *(Compliance)*
  - Reconstruct and realign walkways within the park to be ADA compliant. *(Compliance)*

- Mid-Term
  - Reconstruct existing tennis courts with new color sealcoat, athletic striping, and fencing. *(Upgrades)*
  - Resurface existing basketball courts with new color sealcoat and athletic striping. *(Upgrades)*
  - Restripe and sealcoat the existing parking light and install additional site lighting to improve safety. *(Upgrades)*
  - Improve / upgrade wayfinding signs in key park areas of connection and transit and install a new formal park sign. *(Upgrades)*
- Long-Term
  - Reconstruct or remove the horseshoe pits, shuffleboard courts, and bocce ball court if not used by City residents. Consider installation of new plaza or picnic space to capitalize on high point of site and views into the City. *(Upgrades / Comprehensive)*
  - Reconstruct or remove the paved area and consider installation of new plaza or picnic space to capitalize on high point of site and views into the City. *(Upgrades / Comprehensive)*
  - Construct a new restroom facility and a new park pavilion *(Upgrades)*

6.3 Conclusion

Parks across the City of Beacon are well maintained, especially given limited operations and maintenance staffing. Areas for improvement are typically related to outdated amenities and facilities like pavilions, play equipment, and irrigation. In some cases, complete removal of unsafe or substandard facilities is recommended, while in others, repair to these features may be considered. In all parks, accessibility, tree planting/maintenance, and improved wayfinding signage is recommended to increase usership and provide a safe community environment.

Like many communities, the City of Beacon strives to keep up with the demand for programming and facilities within its park system. It has a long-standing relationship with the Beacon City School District to share facilities and offers a variety of programs through partnerships with several local organizations including the Beacon Boulder Project, Beacon Disc Golf, Beacon Girls Softball, Beacon Junior Baseball, Beacon Pop Warner Football, Beacon Sloop Club, Beacon Youth Soccer, Small Tribe Hoops Class, Summer Hoops Basketball, and Wee Play Community Project.

Beacon is currently working with neighboring communities on strengthening connections between regional facilities through the construction of several pedestrian and multi-use trail facilities, including the City of Beacon Greenway Trail, the Beacon / Fishkill Hudson River Trail, and the Fjord Trail to Cold Spring. These projects are currently in various stages of development.

APPENDIX A

Public Presentations

COMMUNITY FACILITY & PROGRAM REPORT

Project Overview & Status Update

City of

Beacon, New York

June 6, 2022

Daniel Biggs, RLA
Principal-in-Charge

Weston & Sampson SM

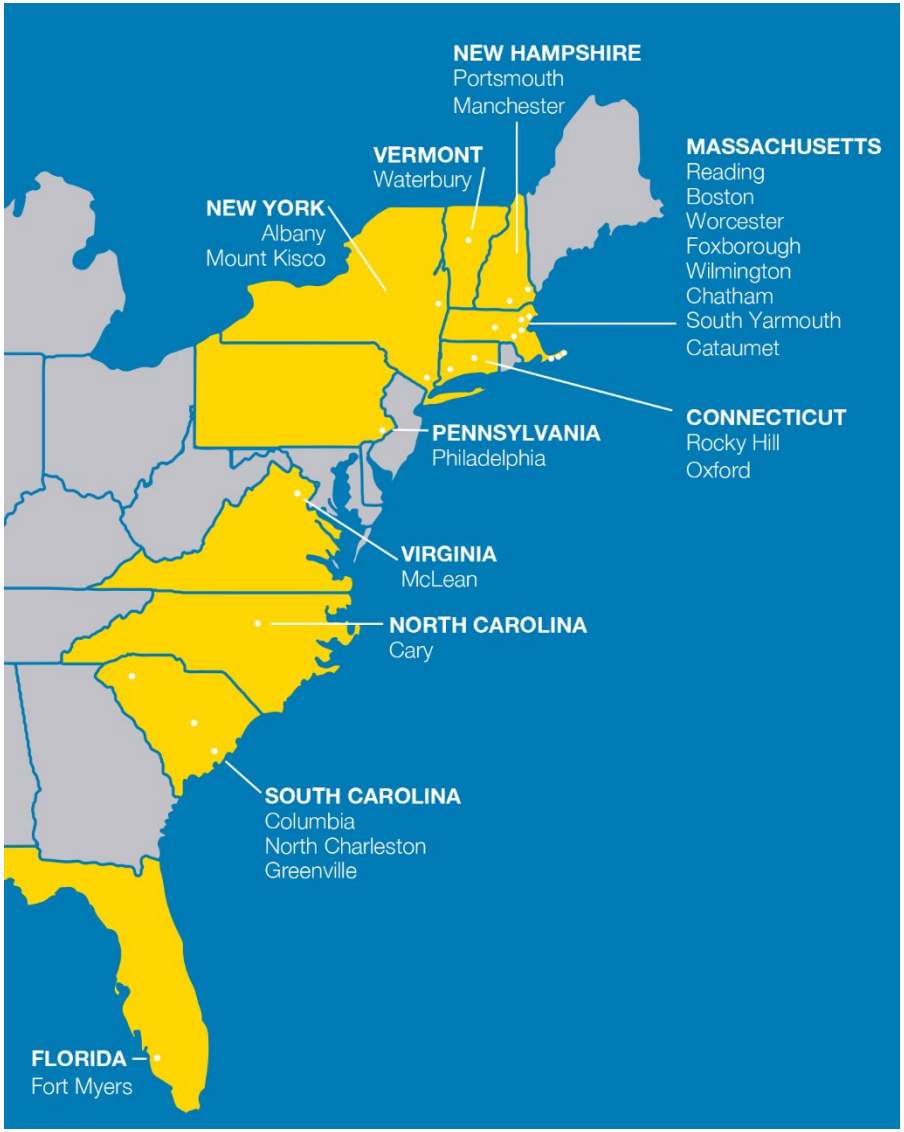
who we are

Established in 1899, **Weston & Sampson** is a full-service **planning, and design** consulting firm.

Over 700 professionals focused on **public work**.

Our Services:

- Master Planning
- Parks & Recreation Planning
- Landscape Architecture
- Ecological / Environmental Services
- Civil / Structural Engineering
- Aquatic Facility Planning + Design
- Permitting & Compliance



Past Projects: **Hudson River Trail Master Plan + Design, Riverfront Park Improvements**

Weston & Sampson DESIGN STUDIO

project understanding

developing a city-wide community facility and program report

The City of Beacon seeks to develop a report which will focus on each of the city's recreational and community facilities and programs, as well as partnerships with local community organizations, to assess the current and future programing opportunities and recommend an implementation strategy to achieve the City's vision and goals of expanded programs.



project objectives

developing a city-wide community facility and program report

Compile a Recreation Facility & Program Inventory

Develop a Community Recreation Needs Assessment

Prepare a Community Facility & Program Report

project scope & schedule

developing a city-wide community facility and program report

Task 1 – Kickoff Meeting & Existing Conditions Analysis

- April - June 2022 *(In Progress)*
  - Conduct site investigations of existing recreation and programming facilities within the City, accompanied by City Staff
  - Review background documentation, including the 2013 Centennial Book, 2017 Comprehensive Plan, 2017 Fee Study Report and 2020 Natural Resources Inventory
  - Develop a base map from available GIS data
  - Compile a comprehensive inventory of existing programs, activities, and community services provided through the City and associated volunteer and community organizations.

project scope & schedule

developing a city-wide community facility and program report

Task 2 – Community Recreation Needs Assessment

- May - June 2022 *(In Progress)*
  - Prepare a Community Recreation Needs Assessment to analyze recreation trends, community needs, programming needs and investment prioritization
    - Specific attention given to potential centralized community center
  - Conduct a Demographics & Trends Analysis to predict changes to the population (age, gender, ethnicity, income, etc.) and identify regional interest and participation levels for existing and future recreation facilities and programming
  - Conduct a Facility Inventory, Resource Mapping and Level of Service Analysis utilizing information gathered in Task 1 to evaluate potential future park sites, parcels for development, trail corridors, programming distribution, etc.
  - Conduct a Program Inventory Analysis of programs and services currently provided by the City and relevant associations (schools, volunteer groups, etc.) to categorize the types of programs offered within the City and help inform the public engagement process

project scope & schedule

developing a city-wide community facility and program report

Task 3 – Public Outreach

- June – October 2022
  - Conduct stakeholder interviews & focus group meetings
  - Develop a survey to be distributed through municipal channels, park ambassadors, email *(Can be completed either online or as a paper copy)*
  - Park ambassadors and/or City staff to attend public events throughout the summer to distribute the survey and inform public of the project
    - *Bookend with Strawberry Festival and Spirit of Beacon Day*
  - Public Meeting in September to inform residents of the project status and encourage participation in the survey
  - Public Meeting in October to present the results of the Survey and share next steps

project scope & schedule

developing a city-wide community facility and program report

Task 4 – Draft & Final Report

- November – December 2022
  - Findings Presentation to be shared with City Staff and at a public meeting
  - Compile a Key Issues Analysis Matrix to identify focus areas of the report
  - Conduct a Visioning Workshop to analyze findings, assess feasibility, and identify potential constraints & challenges
  - Develop recommendations for addressing community wants & needs, identify potential property acquisitions & development opportunities, create schematic plans for potential new facilities, and prioritize specific goals or projects
  - Identify potential funding strategies through taxes, grants, donors, and partnerships
  - Prepare a Draft Report encompassing data gathered from previous tasks for review and comment by the City
  - Present Final Report at a public meeting and potential approval at a City Council Meeting

status update

task 1 - kickoff meeting & existing conditions analysis

- Held kickoff meeting on April 11th with staff to review project goals, tasks, schedule

- Completed Existing Conditions Analysis
  - Reviewed background materials provided by the City
  - Performed site visits with staff on April 19th
  - Developed Existing Conditions Inventory for City-owned & operated facilities
    - South Avenue Park
    - Polhill Park
    - Pete & Toshi Seeger Riverfront Park
    - Memorial Park
    - Hiddenbrooke Park
    - Green Street Park
    - The Settlement Camp
    - Fishkill Creek Greenway & Heritage Trail
    - And others.

status update

task 1 - kickoff meeting & existing conditions analysis

Recreation Department Building at South Avenue Park (23 West Center Street)

- Office / Conference Space
- Small Gymnasium

- Program Highlights
  - Grocery Distribution
  - Classroom / Educational Space
    - Beacon Community Tai Chi
    - Imagination Playground Block Party
    - Zumba Gold



status update

task 1 - kickoff meeting & existing conditions analysis

South Avenue Park

- Good Condition
  - Community Garden
  - Recreation Center
  - Pavilion
  - Turf & Vegetation
- Fair Condition
  - Tennis & Basketball Courts
  - Playground
  - Parking
  - Paths
- Poor Condition
  - Horseshoe & Bocce Ball Areas
  - Signage

- Program Highlights
  - Rec Center Support







status update

task 1 - kickoff meeting & existing conditions analysis

Polhill Park

- Good Condition
  - Visitor Center
  - Bus Shelter
  - Trees & Vegetation
  - Signage
- Fair Condition
  - Benches & Tables
  - Paths
  - Pop-Up Library
  - Turf

- Program Highlights
  - Little Free Library
  - Councilmember “Office Hour” Location
  - March / Walk Point
  - Community Gathering







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status update

task 1 - kickoff meeting & existing conditions analysis

Pete & Toshi Seeger Riverfront Park

- Good Condition
  - Pavilion
  - Shoreline
  - Storage Sheds
  - Signage
  - Turf
- Fair Condition
  - Volleyball Courts
  - Playground
  - Parking
  - Trees & Vegetation
- Poor Condition
  - Benches, Tables & Grills
  - Paths
  - Basketball Courts

- Program Highlights
  - Beacon Hoops
  - River Pool / Swim







status update

task 1 - kickoff meeting & existing conditions analysis

Memorial Park

- Good Condition
  - Skate Park
  - Playground Areas
  - Restroom
  - Trees & Vegetation
- Fair Condition
  - Athletic Fields
  - Pavilions
  - Parking
  - Turf
  - Storage Sheds
- Poor Condition
  - Basketball Courts
  - Tennis Court
  - Benches, Site Amenities

- Program Highlights
  - Pop Warner Football
  - Meeting Space
  - Beacon Jr. Baseball
  - Beacon Jr. Softball
  - Multi-Sport Camp
  - Grocery Distribution







Weston & Sampson

status update

task 1 - kickoff meeting & existing conditions analysis

Hiddenbrooke Park

- Good Condition
  - Turf & Vegetation
- Fair Condition
  - Hiking Trails
  - Parking Area
  - Signage

- Program Highlights
  - Open / Natural Space







Weston & Sampson

status update

task 1 - kickoff meeting & existing conditions analysis

Green Street Park

- Good Condition
  - Playground
  - Parking
  - Paths
  - Turf & Vegetation
- Fair Condition
  - Basketball Court
  - Pavilion
  - Ball Game Pole
  - Restroom
- Poor Condition
  - Signage

- Program Highlights
  - Community Gathering







status update

task 1 - kickoff meeting & existing conditions analysis

The Settlement Camp

- Good Condition
  - Trees & Vegetation
  - Theater Building
- Fair Condition
  - Disc Golf Course
  - Pool Facility
  - Camp Buildings
  - Camp Barn
  - Homestead Buildings
  - Signage
  - Turf
- Poor Condition
  - Various Structures
  - Parking

- Program Highlights
  - Summer Camp
  - Wedding Venue
  - Drive-In Theater
  - Youth Swim Lessons
  - Aqua Zumba
  - Disc Golf
  - Sargent Downing Garden Club
  - Beacon Bouldering





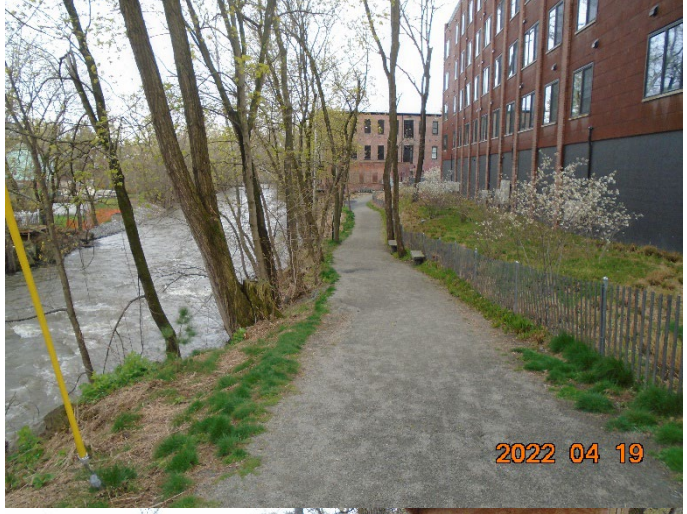


status update

task 1 - kickoff meeting & existing conditions analysis

Fishkill Creek Greenway & Heritage Trail

- Good Condition
  - Benches, Site Amenities
  - Trees & Vegetation
  - Turf
- Fair Condition
  - Signage
  - Paths
- Program Highlights
  - Trails







status update

task 1 - kickoff meeting & existing conditions analysis

City Operated Community Facilities & Programs

- Beacon Housing Authority
  - Grocery Distribution
  - Hair Salon (Residents Only)
- Camp Beacon
  - TBD, former low security work camp
- City of Beacon DPW Facility
  - Community Flex Space
- Former Beacon Fire Department HQ
  - TBD, Potential Community Flex Space
- Memorial Building
  - Community Flex Space
  - VFW







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status update

task 1 - kickoff meeting & existing conditions analysis

Beacon City School District Operated Recreation Facilities & Programs

- Beacon High School
  - Pool
  - Gymnasium
  - Weight Room
  - Theater Room
  - Community Flex Space
  - Tennis Courts (8)
  - Baseball Field (1)
  - Softball Field (1)
  - Soccer Fields (2)
  - Multi-Sport Turf Field (1)
- Rombout Middle School
  - Multi-Use Grass Field
- Glenham Elementary School
  - Gymnasium
  - Playground (2)
  - Multi-use Grass Field
  - Baseball Field (1)
- JV Forrestal Elementary School
  - Gymnasium
  - Community Garden
  - Playground
- Sargent Elementary School
  - Playground
  - Beacon Soccer Club Complex
  - Gymnasium
- South Avenue Elementary School
  - Playground
  - Basketball Courts





- Program Highlights at Elementary Schools
  - **After School Program**
- Program Highlights at Rombout Middle School
  - **Multi-Sport Camp**

status update

task 1 - kickoff meeting & existing conditions analysis

Other Community Facilities & Programs

Additional Facilities

- Dennings Point State Park – Trails
- Dia Beacon – Art Gallery, Community Flex Space
- Elks Lodge/ Beacon Elks – Community Flex Space
- Fishkill Correctional Community Center – Community Flex Space (Staff Only)
- Former Beacon High School – Art Studios
- John Street Building
- Long Dock Park – Hudson River Sloop Clearwater, Kayak Launch, Trails
- Madam Brett Park – Trails
- Main Street Building
- Main Street (Outdoor Events)
- Mount Beacon Park – Trails, Observation Tower
- Riverfront Park + Building
- Salvation Army



Faith Based Organization Facilities

- Christ Church United Methodist
- Cedar Street Building
- Delavan St Building
- Hanna Lane Building
- Leonard Street Building
- Route 52 Building
- South Ave Building
- Union Street Building

status update

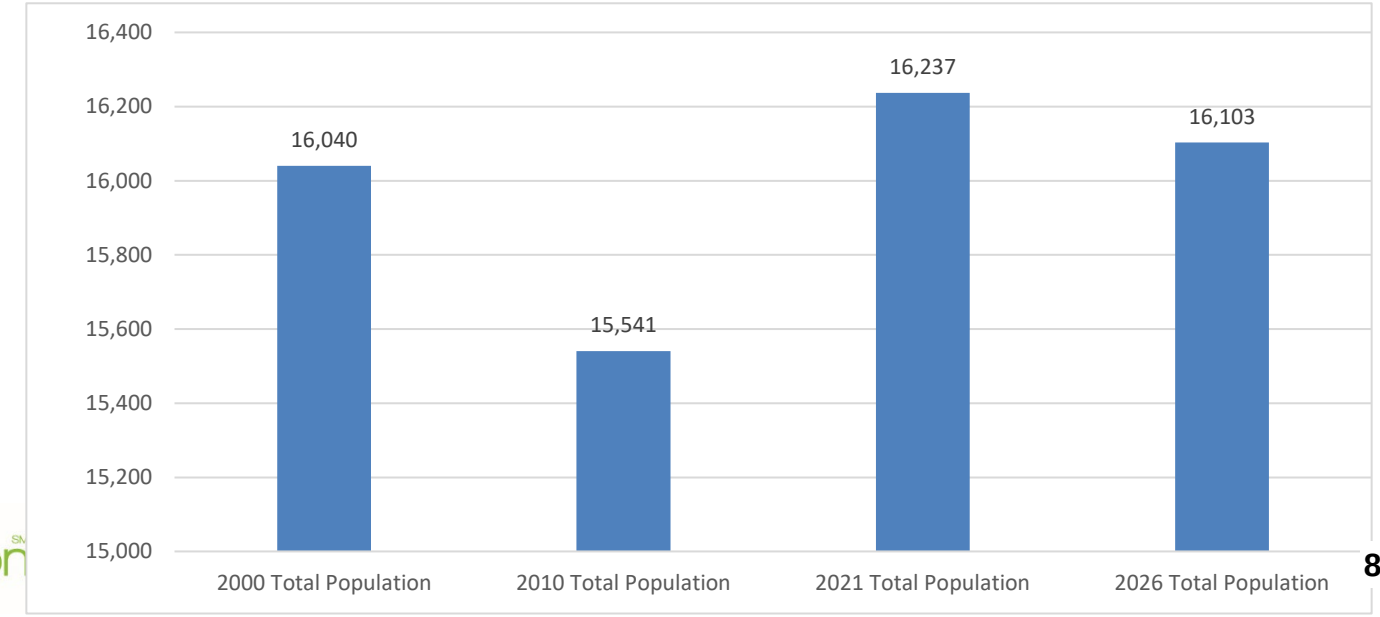
task 2 - community recreation needs assessment (in-progress)

Community Demographic Profile - to provide an analysis of household and economic data in the area, helping to understand the historical and projected changes that may impact the community. *(Esri Business Analyst 5/22)*

Population:

- Since 2000, the community has not experienced significant growth or decrease in population.
- From 2010 to 2021, the compound annual growth rate was 0.39%, but is projected to decline to a rate of -0.17% from 2021 to 2026.

16,237
Population



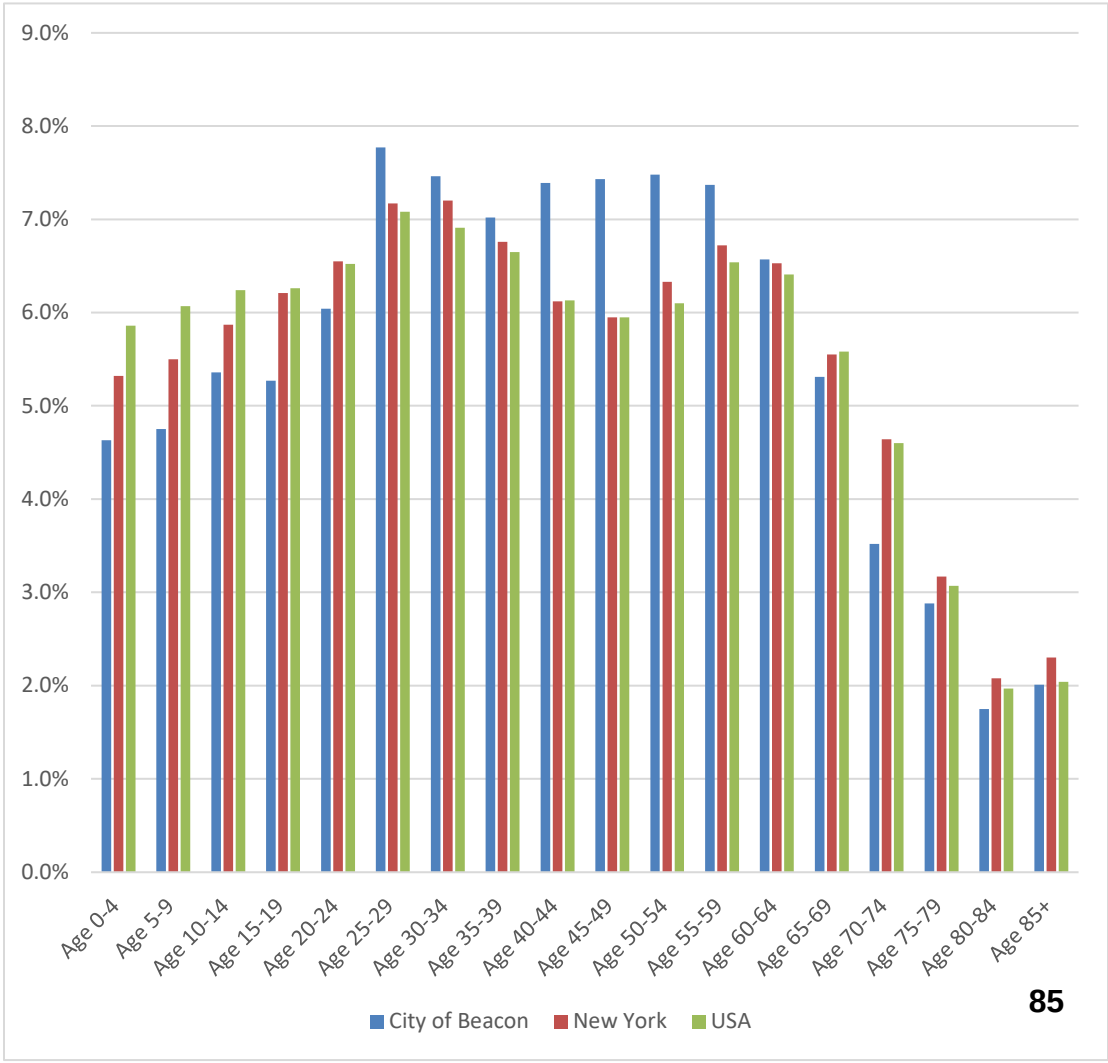
status update

task 2 - community recreation needs assessment (in-progress)

Age

- Median age = 41.1 yrs old (NYS 39.6 and US 38.8).
- Age distribution = middle age to older adults.

- From 2010 to 2021
  - 45 to 49 yr old age group had largest increase of 1.83%
  - 60 to 64 yr old age group had largest decline in population with a 1.67% decrease.

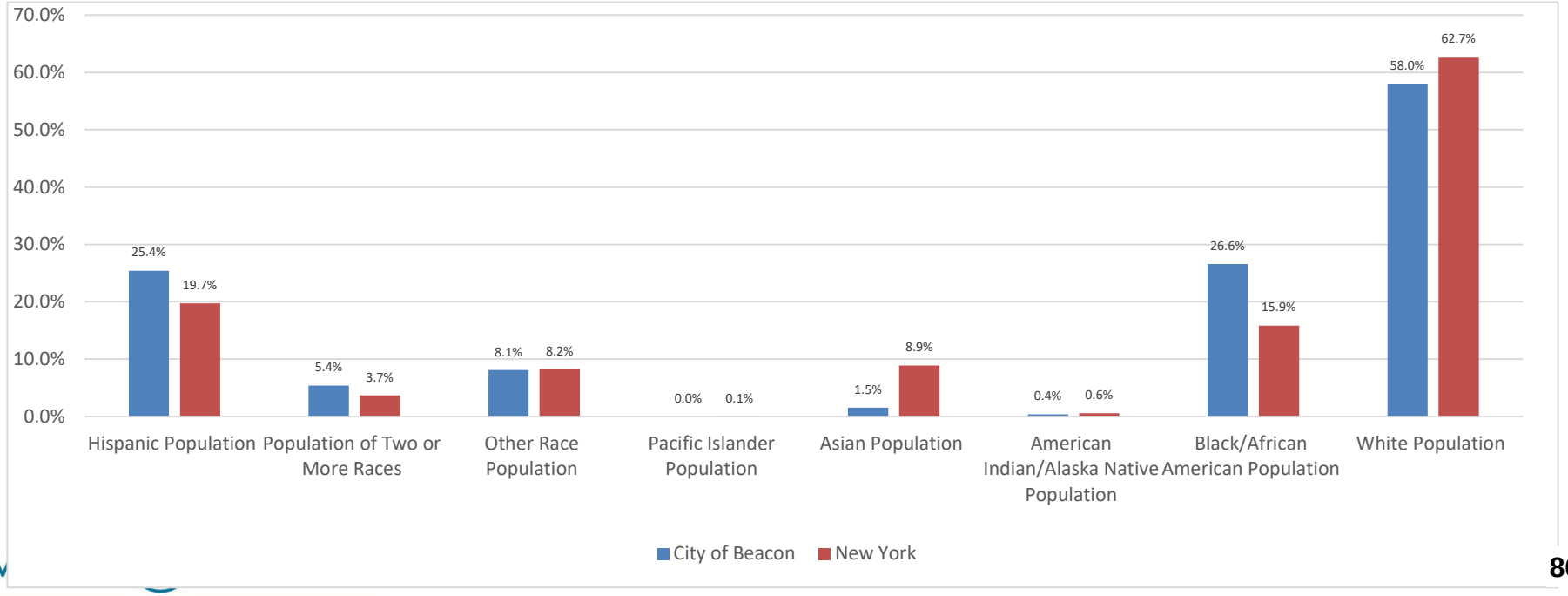


status update

task 2 - community recreation needs assessment (in-progress)

Diversity

- 25.4% - Hispanic origin (NYS - 19.7%)
- 26.6% - Black and African American
- 58% - White or Caucasian
  - Over 5% identified as a population of two or more races
  - 8.1% identified as a race not identified in the U.S. Census.



status update

task 2 - community recreation needs assessment (in-progress)

People with Disabilities

- 13.4% of Beacon's population in 2020 live with a disability. (NYS 11.6%).
- Types of disabilities within the City of Beacon:
  - Hearing difficulty – 3.2%
  - Vision difficulty – 1.8%
  - Cognitive difficulty – 4.5%
  - Ambulatory difficulty – 6.5%
  - Self-care difficulty – 2.1%
  - Independent living difficulty – 6.5%

Health Outcomes

Dutchess County is ranked among the healthiest counties in New York; in 2020 (15th out of 62 NYS Counties)

HEALTH STATS	16% adults identify as smokers
70% have access to exercise opportunities	5% have no health insurance
33% of population considered obese	24% considered physically inactive

status update

task 3 - public outreach

Overall Strategy - Public Engagement Principals:

- **Inform** – Communicate to community members and stakeholders about the project and raise awareness about the master planning process, schedule, and how people can be involved and stay informed.
- **Consult** – Present the project to the steering committee and community throughout the public engagement process.
- **Involve** – Establish a project steering committee to help advise the progress of the project, collect public input, and give out information about the project.
- **Collaborate** – Analyze, evaluate and discuss public comments to respond and categorize similar topics with the steering committee and community.
- **Empower** – Community members and stakeholders should understand that new facilities come with new programming that the public can help shape and inform.

status update

task 3 - public outreach

Stakeholder Interviews & Focus Group Meetings (Early June)

- One-Day workshops with representatives from committees, City departments, Council members, special interest groups, and open to the public. Potential representatives include:
  - Youth Sports Organizations
  - School Organizations
  - Community Groups

- Goal of the workshops are to kickoff the public engagement process and get a first look at some of the needs and desires of interested community groups. Input gathered from the workshops will help inform the final version of the public survey and be incorporated into the final report.

task 3

public outreach

Online Survey (July - September)

- An online survey will be developed based on stakeholder and Council feedback to seek input on whether a centralized community center is needed, and if so what programs or services are desired for this space. Survey can be advertised on the City's, promotional flyers could be included in City distributed mail, and park ambassadors can promote the survey at events throughout the summer.

- Survey will be translated into Spanish.

- Survey will include questions about demographic information, programs currently used by respondents, ease of access / travel times to these programs, transportation uses / preferences, additional programs desired by the respondents, and opportunities to sign up for additional information about the project.

task 3

public outreach

Online Survey (July - September)

City Events - Park Ambassadors can share survey to attendees on tablets or laptops at:

- Beacon Dog Park Stop By
- Beacon Free Loop Bus
- Beacon Hoop Summer Basketball Nights Stop By
- Beacon Housing Friendship Center Stop By
- Beacon Mutual Aid Grocery Distributions
- Beacon Sloop Club Weeknight Sails
- BeaconArts and Chamber of Commerce
- Community Cook Out at South Ave Park
- Fareground Grocery Distributions
- Green Teen Weekly Market
- PTO/ PTA in school outreach
- Public Hours at the Beacon Pool
- Saturday Rec Center Food Pantry
- Spirit of Beacon Day
- Summer and Fall Festivals
- Summer Playground Stop By
- Summer Programming Attendants
- Sunday Farmers Market
- Youth Summer Sports Stop By

task 3

public outreach

Public Meetings (September - October)

- Public Meeting #1 – Community Input (Late Sept)
  - Provide information and expand upon information received from the focus group and online survey. Focus on gather thoughts, ideas, needs and desires from the community and share pertinent existing conditions information.
  - Final push for online survey responses before closing survey at end of September

- Public Meeting #2 – Findings Presentation (Oct)
  - Present a summary of the findings from the existing conditions inventory, survey, and analyses to validate findings with staff, stakeholders, and the community.
  - Gather final round of input to be included in the Report.

- Draft Report (Nov)

- Final Presentation for Adoption (Dec Workshop + Council Meeting)

project schedule

Phase	Month								
	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
1 | Kickoff + Existing Conditions Analysis	M								
2 | Community Recreation Needs Assessment									
3 | Public Outreach			M		M			M	
Stakeholder Interviews									
Digital Community Survey									
Public Meeting #1 (Community Input)									
Public Meeting #2 (Findings Present)									
Draft Recommendations Present									
Final Presentation									
4 | Draft/Final Report									M

COMMUNITY FACILITY & PROGRAM REPORT

Thank You!

Questions? Comments?

Daniel Biggs, RLA
Principal-in-Charge

Weston & Sampson SM

APPENDIX B

Public Survey Summary

COMMUNITY FACILITY & PROGRAM REPORT

Public Survey & Key Findings Presentation

City of

Beacon, New York

Daniel Biggs, RLA
Principal-in-Charge

Weston & Sampson SM

Public Outreach Strategies

- Create Online Survey
- Post survey on City Website + include notice with City mailer (utility bill or other)
- Park Ambassadors share survey on tablets at events
    - Beacon Junior Baseball Game Days
    - Beacon Bears Football Game Days
    - Beacon Girls Softball Game Days
    - Beacon Soccer Club Game Days
    - Wee Play Community Project
    - Beacon Mutual Aid
    - Sargent Elementary PTO
    - Forrestal Elementary PTO
    - South Ave Elementary PTO
    - Rombout Middle School PTO
    - Beacon High School PTO

Draft Recommendations Presentation

Present final preferred plan. Discuss next steps, schedule moving forward. Identify opportunities and barriers to project.

Final Presentation for Adoption (December)

Present final preferred plan. Discuss next steps, schedule moving forward. Identify opportunities and barriers to project.

Focus Group Meetings

- Community Center as Hub for Climate Mitigation & Education
- Improve City communication about events and programs

survey result summary

Q1 If you have visited any City of Beacon parks, community facilities, or trails, please list which ones.



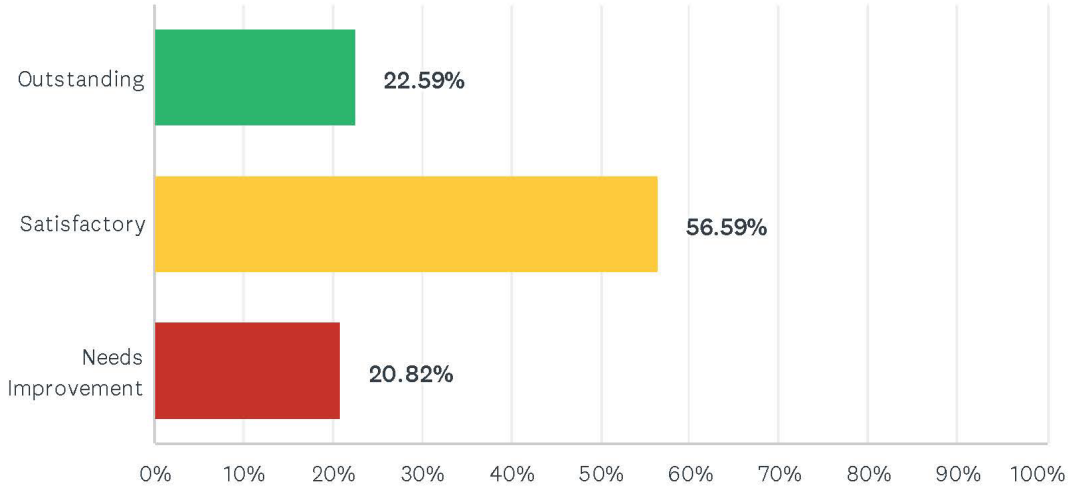
survey result summary

Q2 What activities or programs do you and your household typically engage in when visiting City of Beacon parks, community facilities, or trails?

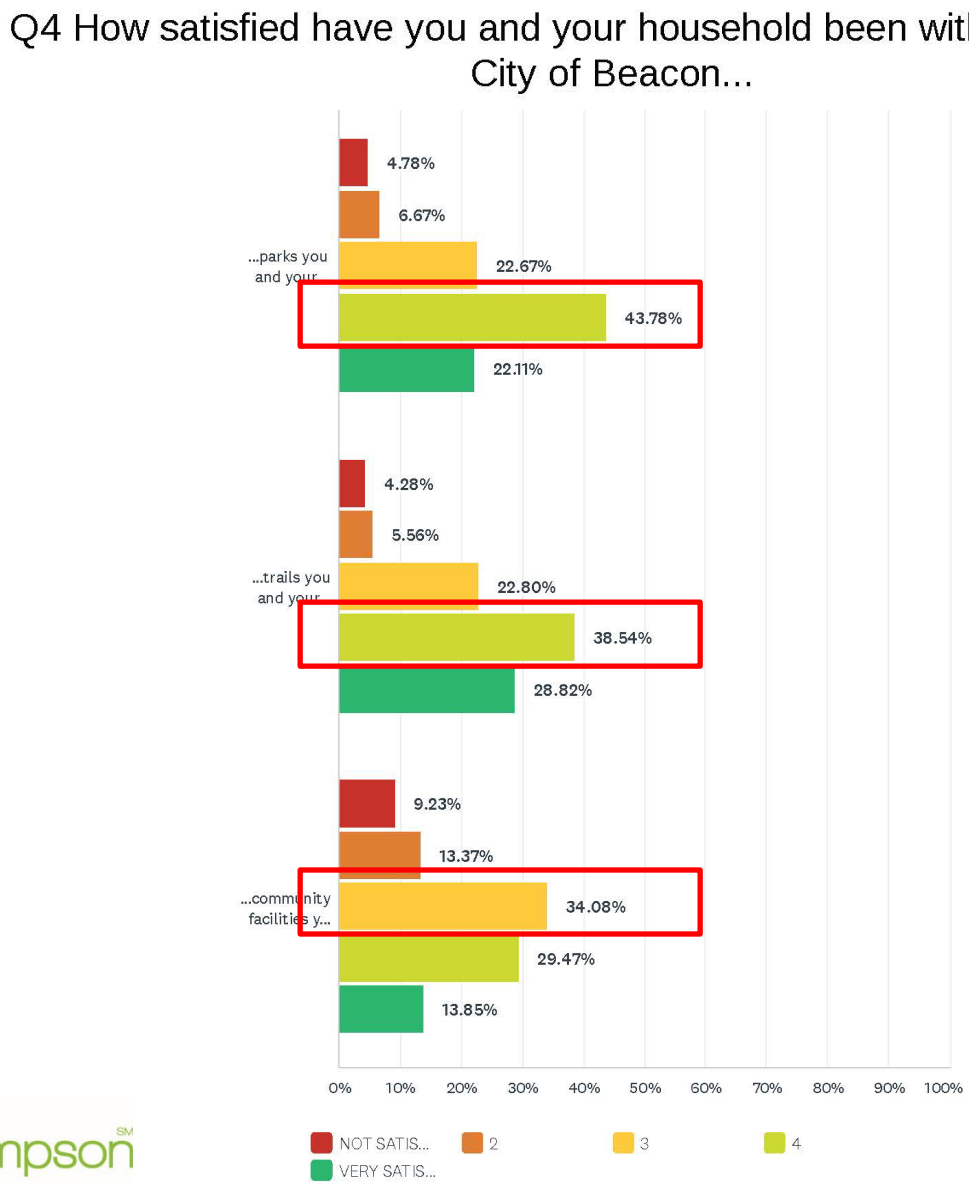


survey result summary

Q3 How would you describe the overall quality of the parks and community facilities in the City of Beacon?



survey result summary

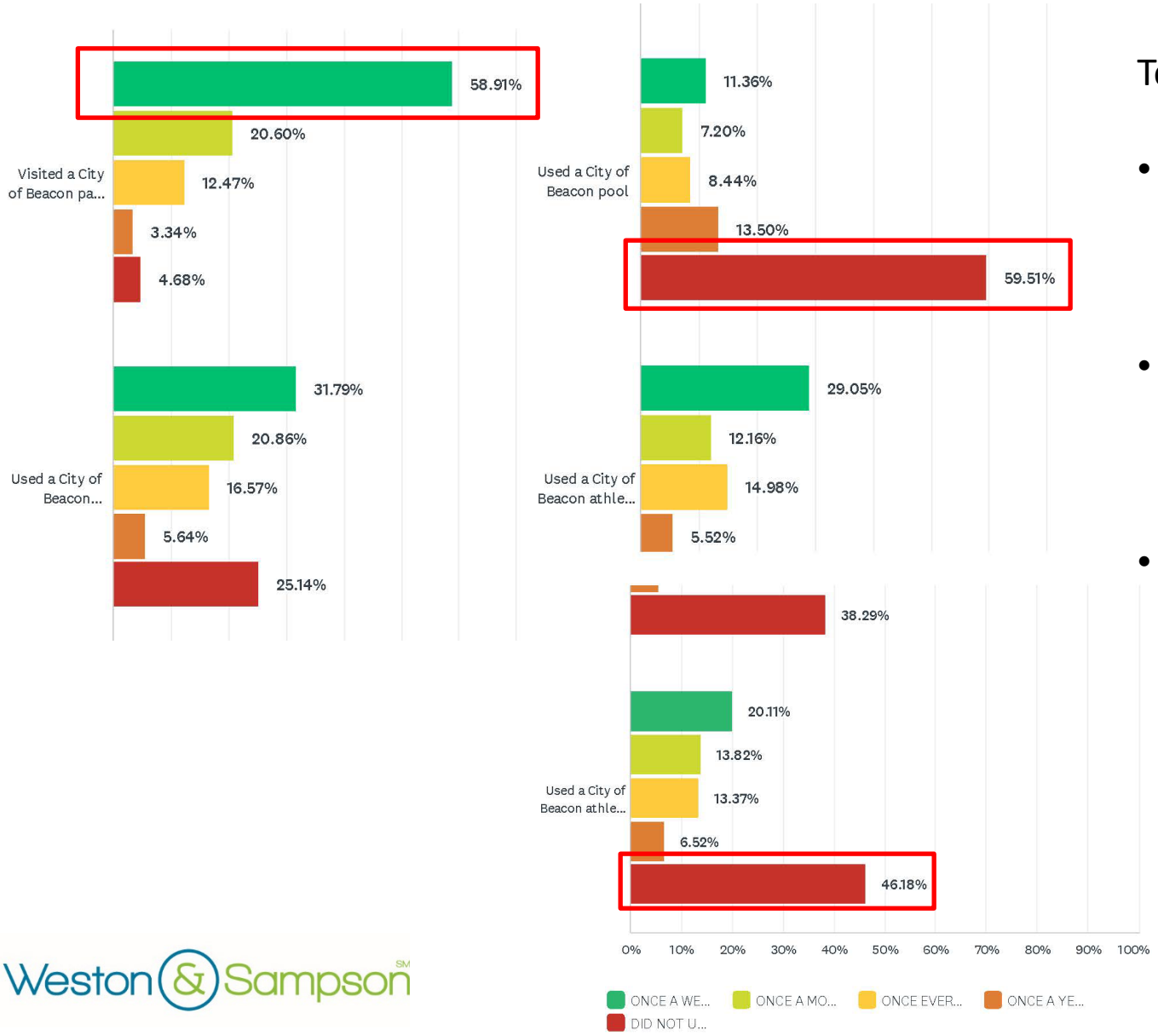


Top 3 Responses

- Satisfied with parks Household has visited (past 2 yr)
- Satisfied with trails household has visited (past 2 yr)
- Moderately satisfied with community facilities household has visited (past 2 yr)

survey result summary

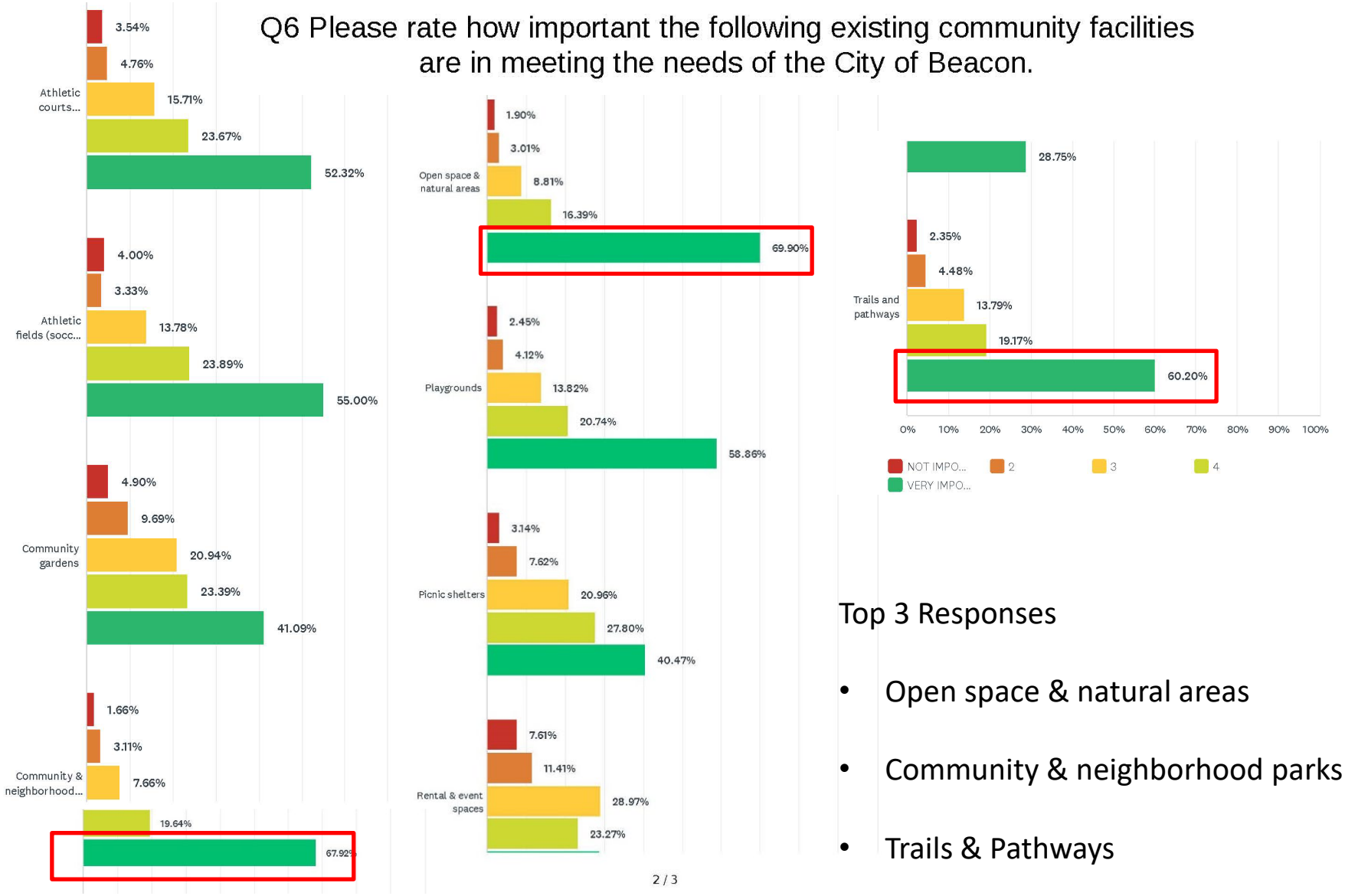
Q5 In the past 12 months, how frequently have you and your household:



Top 3 Responses

- Did not Use / Know of a City of Beacon Pool
- Once a week or more Visited a City of Beacon Park
- Did not Use / Know of a City of Beacon Athletic Court

survey result summary

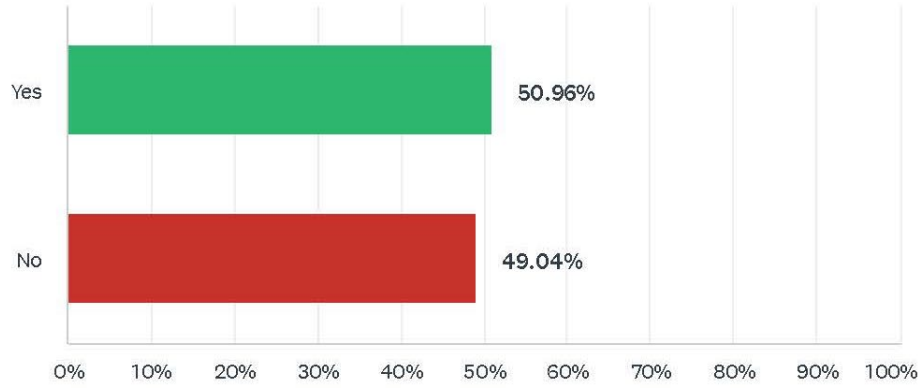


Top 3 Responses

- Open space & natural areas
- Community & neighborhood parks
- Trails & Pathways

survey result summary

Q7 Do you believe there are enough community facilities in the City of Beacon?



ANSWER CHOICES	RESPONSES	
Yes	50.96%	450
No	49.04%	433
TOTAL		883

survey result summary

Q8 If you have signed up for and/or attended any community program, please list which ones.



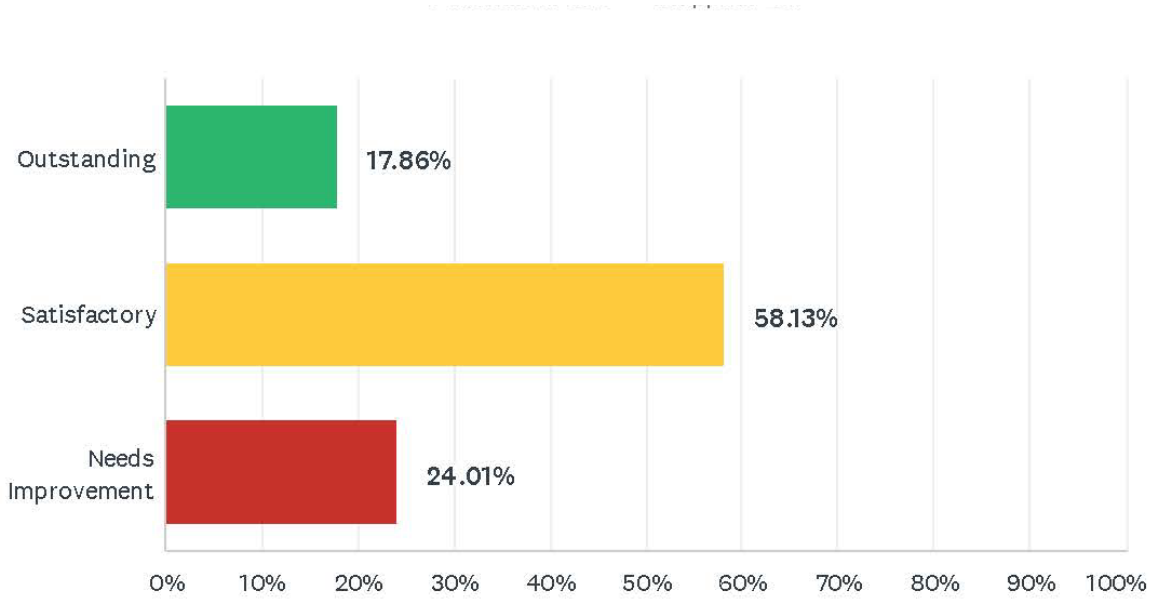
survey result summary

Q9 What City of Beacon facilities do you and your household typically go to when attending community programs, events, or activities?



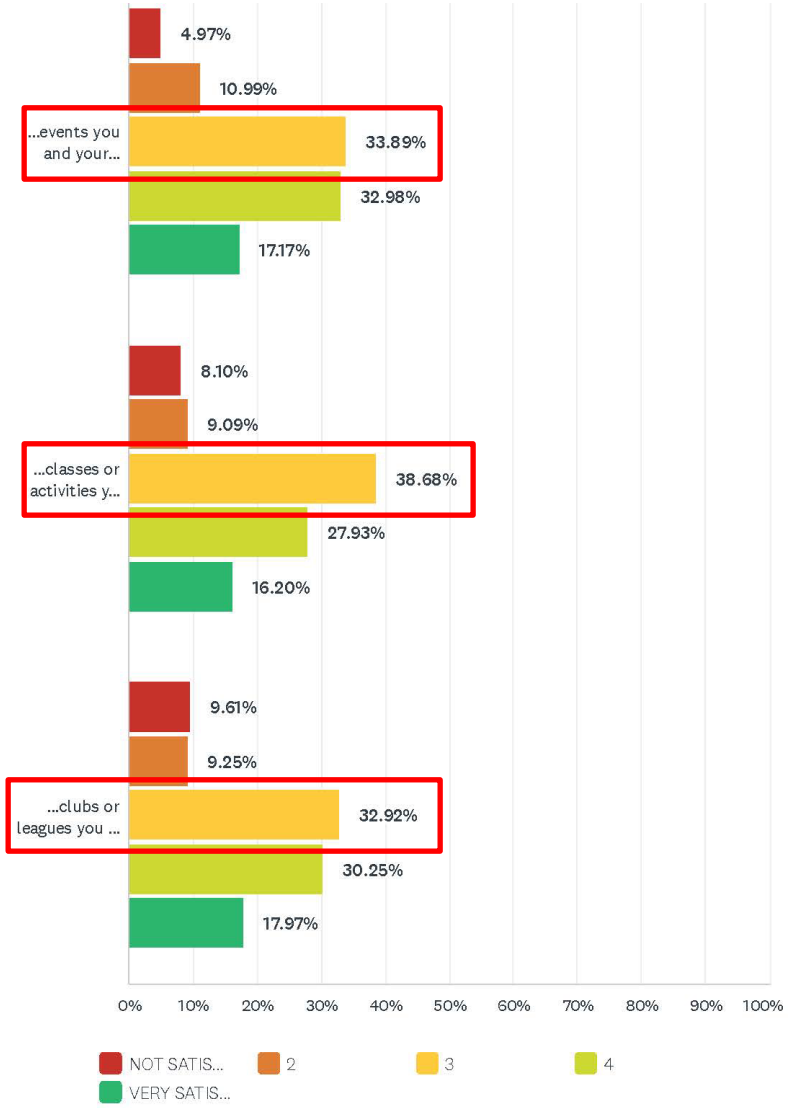
survey result summary

Q10 How would you describe the overall quality of the community programs in the City of Beacon?



survey result summary

Q11 How satisfied have you and your household been with the quality of City of Beacon...

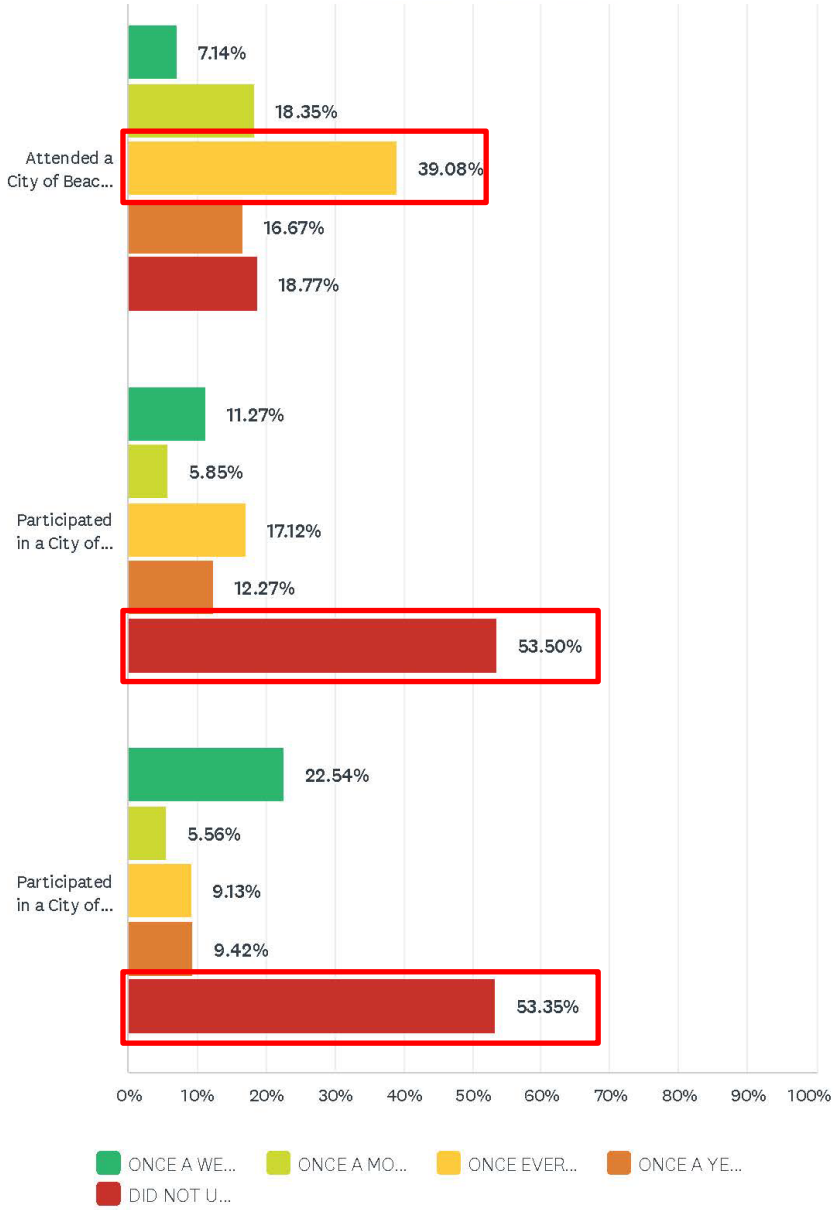


Top 3 Responses

- Moderately satisfied with events household has attended (past 2 yr)
- Moderately satisfied with classes or activities household has attended (past 2 yr)
- Moderately satisfied with clubs or leagues household has attended (past 2 yr)

survey result summary

Q12 In the past 12 months, how frequently have you and your household:

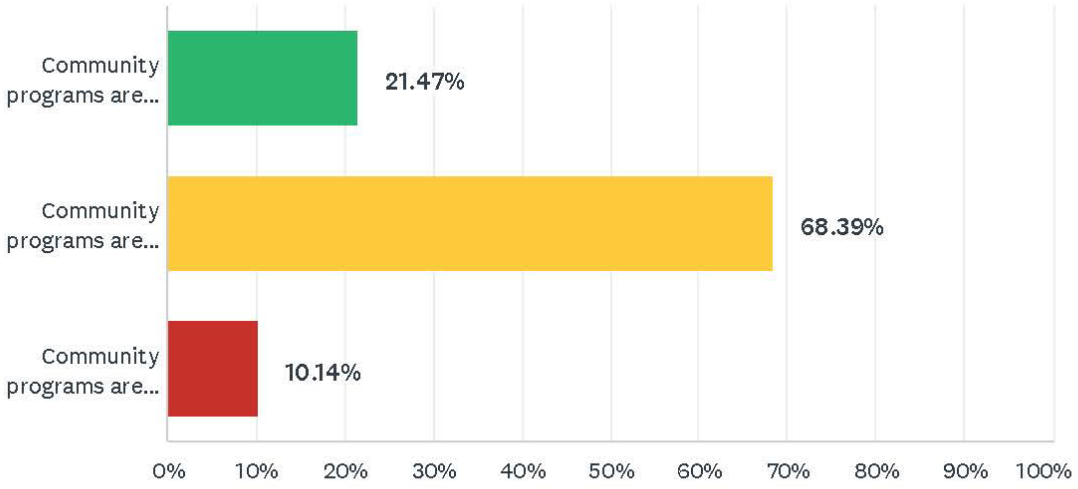


Top 3 Responses

- Once every few months households attended city of Beacon event
- Did not use / know Beacon have community programs
- Did not use / know Beacon have a recreational program

survey result summary

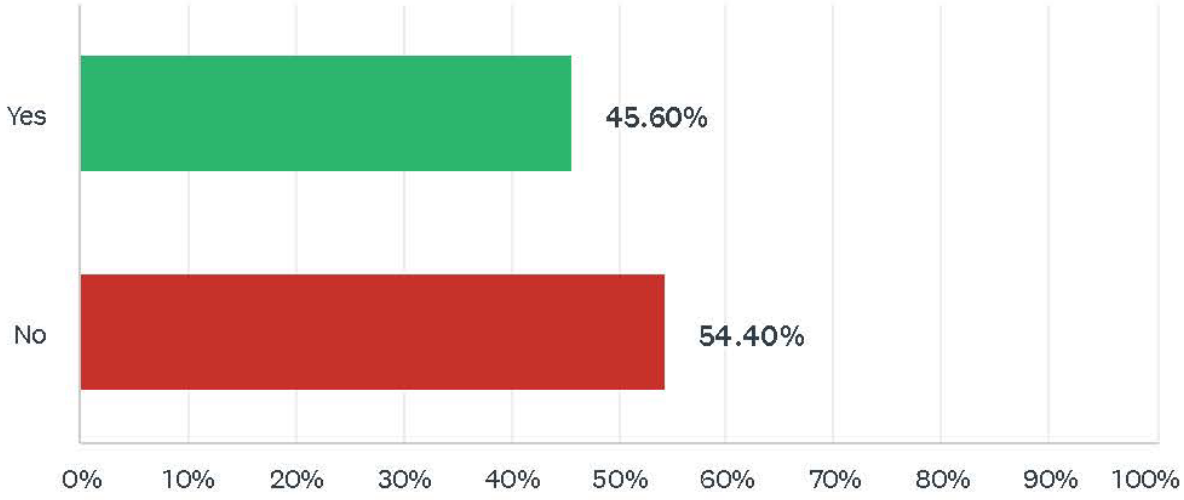
Q13 In your experience, are existing community programs offered within the City of Beacon available when requested? For example, if you call to sign up for a class, is there an opening?



ANSWER CHOICES	RESPONSES	
Community programs are always available	21.47%	108
Community programs are sometimes available	68.39%	344
Community programs are never available / always full	10.14%	51
TOTAL		503

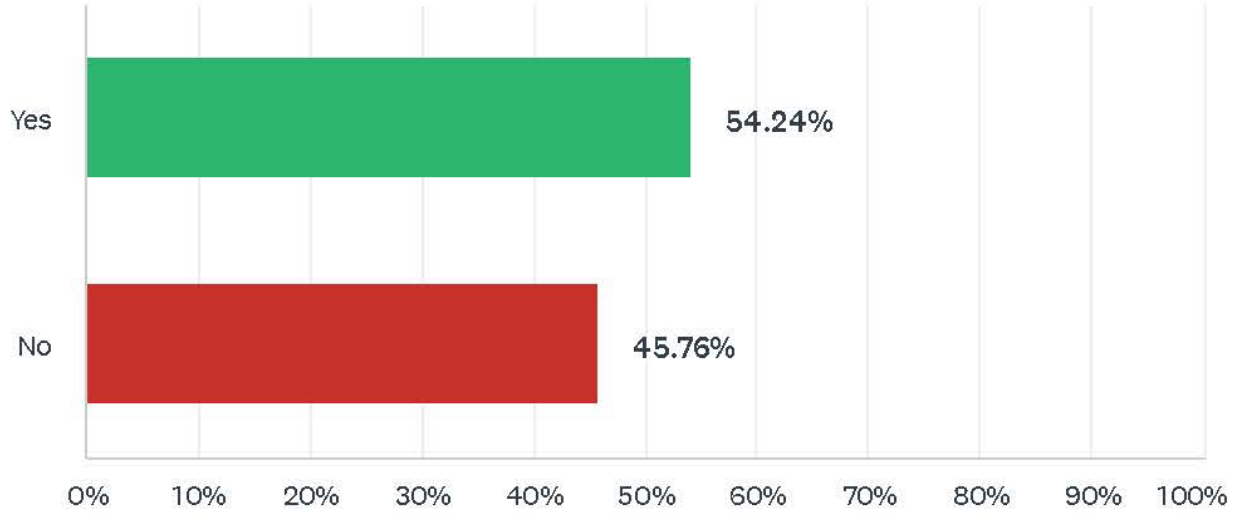
survey result summary

Q14 Do you believe there are enough community program offerings in the City of Beacon?



survey result summary

Q15 Do you believe there are enough community facilities in the City of Beacon for events, gatherings, or services?



survey result summary

Q16 Please list the three (3) MOST important or critical COMMUNITY FACILITY or COMMUNITY PROGRAM needs in the City of Beacon.

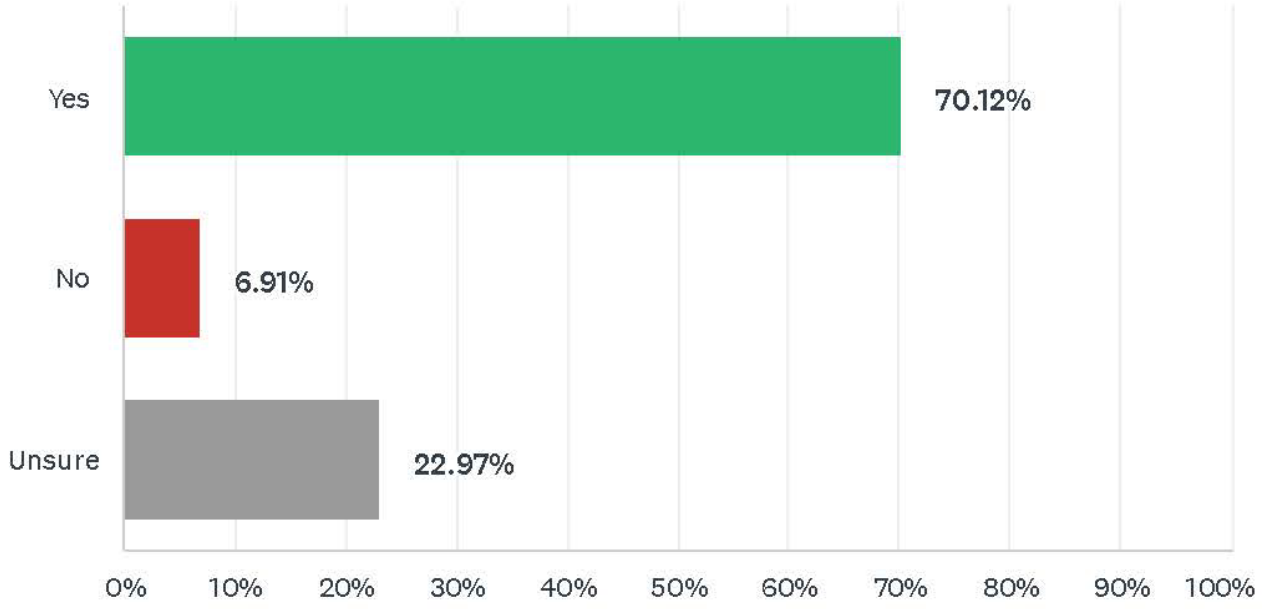






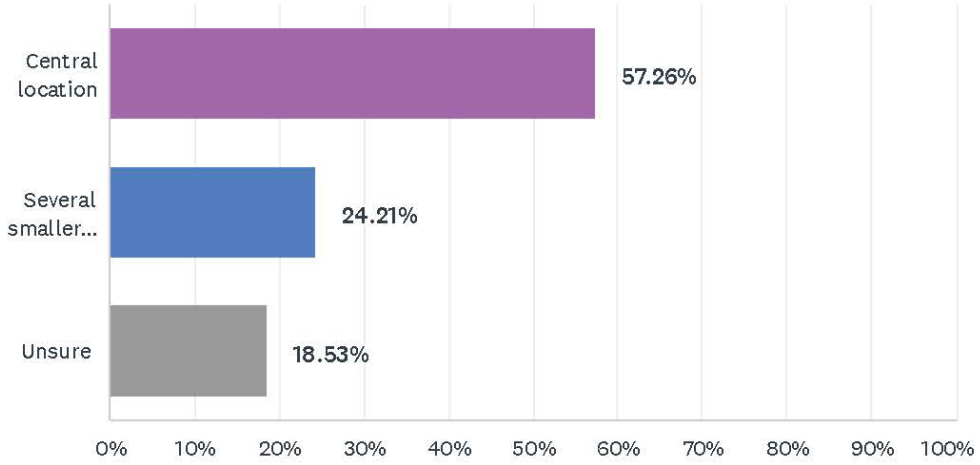
survey result summary

Q17 The City of Beacon is considering developing a community center and would appreciate your feedback on the following:Is a community center needed?



survey result summary

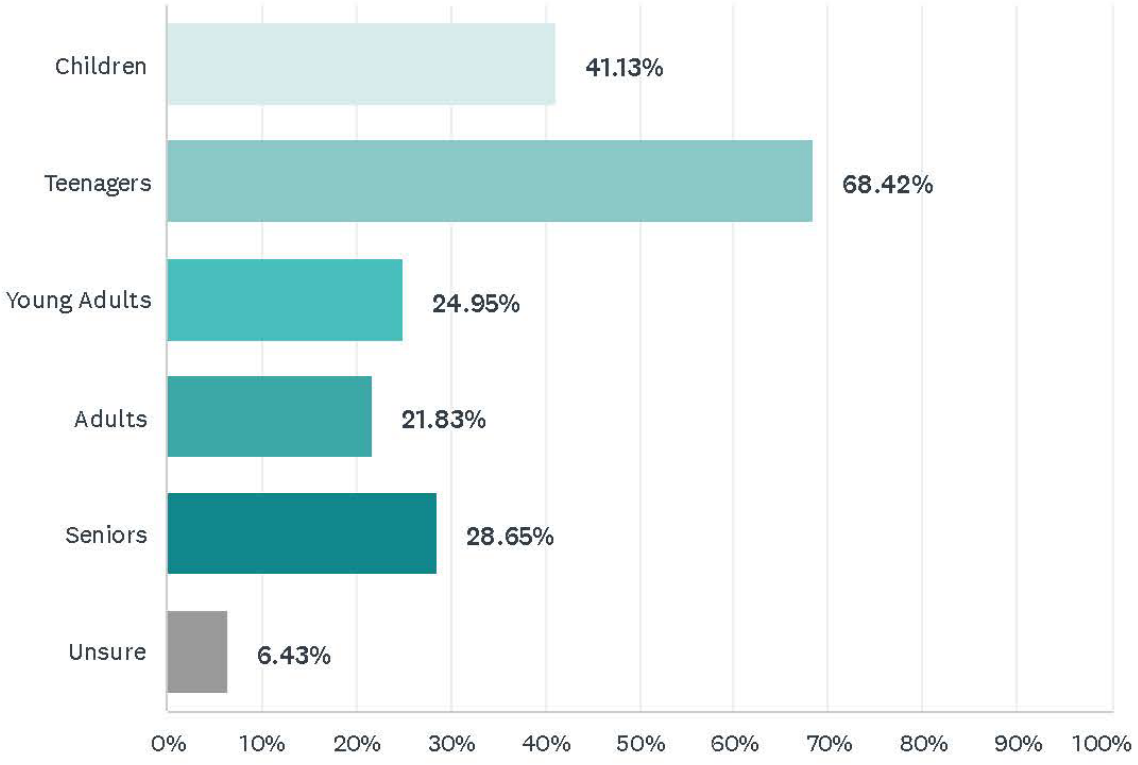
Q18 If yes, should the community center be at one central location or spread out across the City at several smaller facilities?



ANSWER CHOICES	RESPONSES	
Central location	57.26%	272
Several smaller facilities	24.21%	115
Unsure	18.53%	88
TOTAL		475

survey result summary

Q19 What age would be best served by a community center? PICK TWO (2)



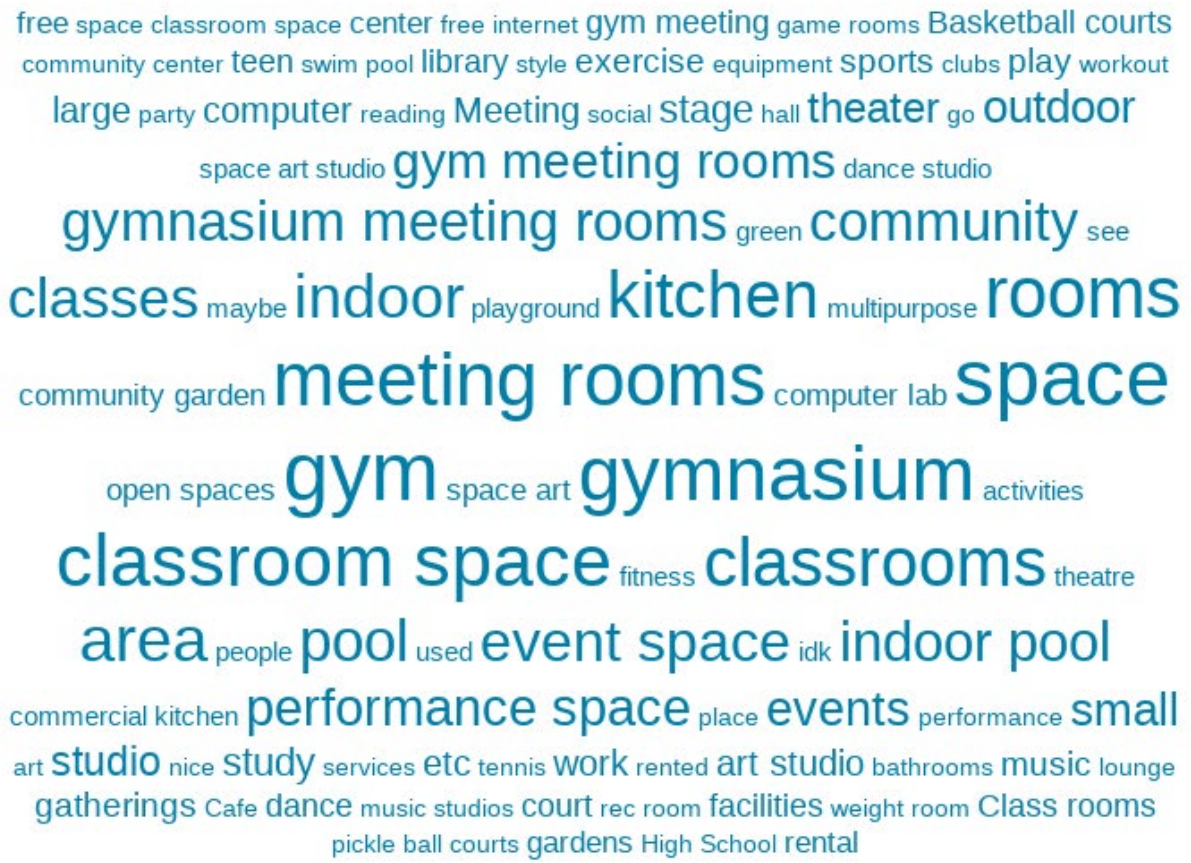
survey result summary

Q20 What activities and programs would you like to see offered at a community center?



survey result summary

Q21 What amenities would you like to see in or at a community center? For example, classroom space, gymnasium, meeting rooms, etc.



survey result summary

Q22 In your opinion, how important are the following items for the City of Beacon to address over the next 5 to 10 years?



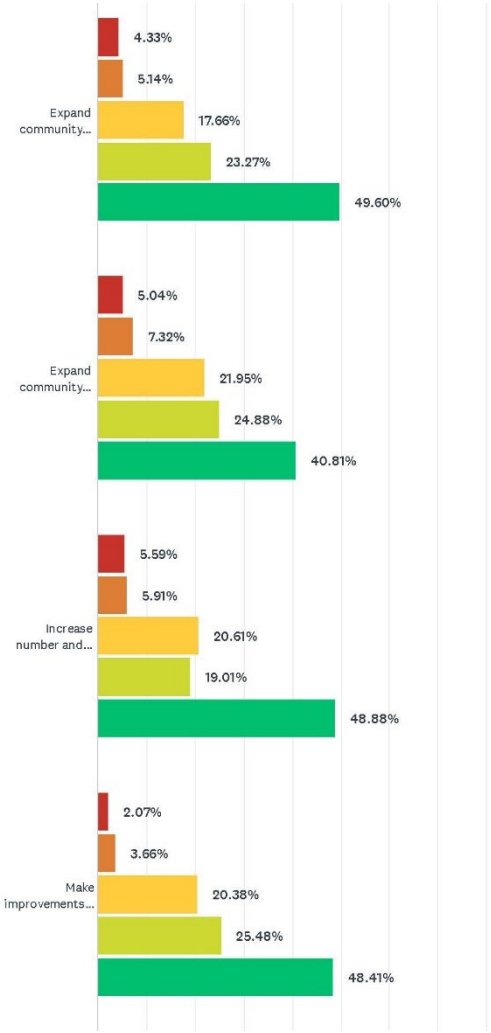
Top 3 Responses

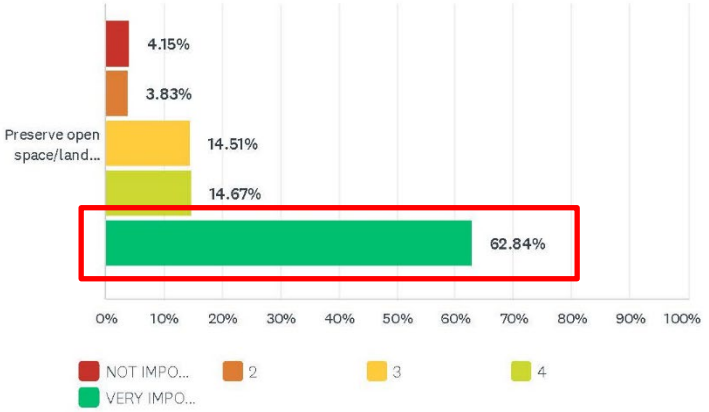
- Expand community programs and activities
- Develop new community recreation centers

- Next Slide
- Preserve open space / land acquisition

survey result summary

Q22 In your opinion, how important are the following items for the City of Beacon to address over the next 5 to 10 years?

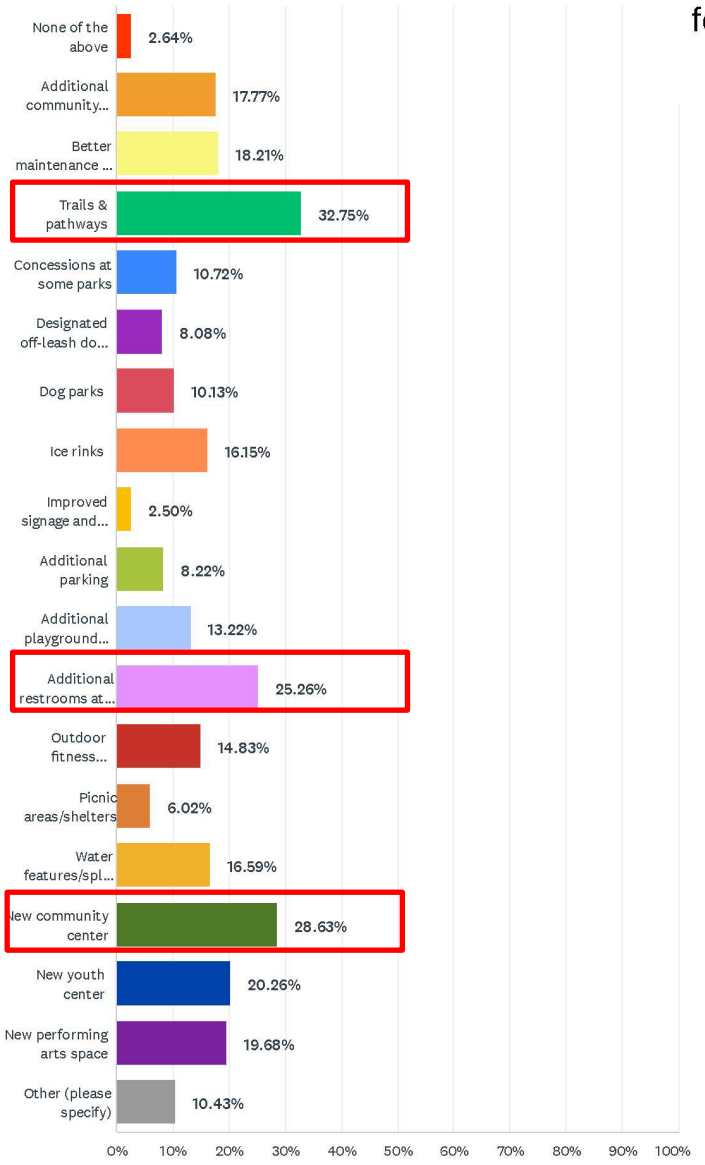




Top 3 Responses

- Preserve open space / land acquisition

survey result summary



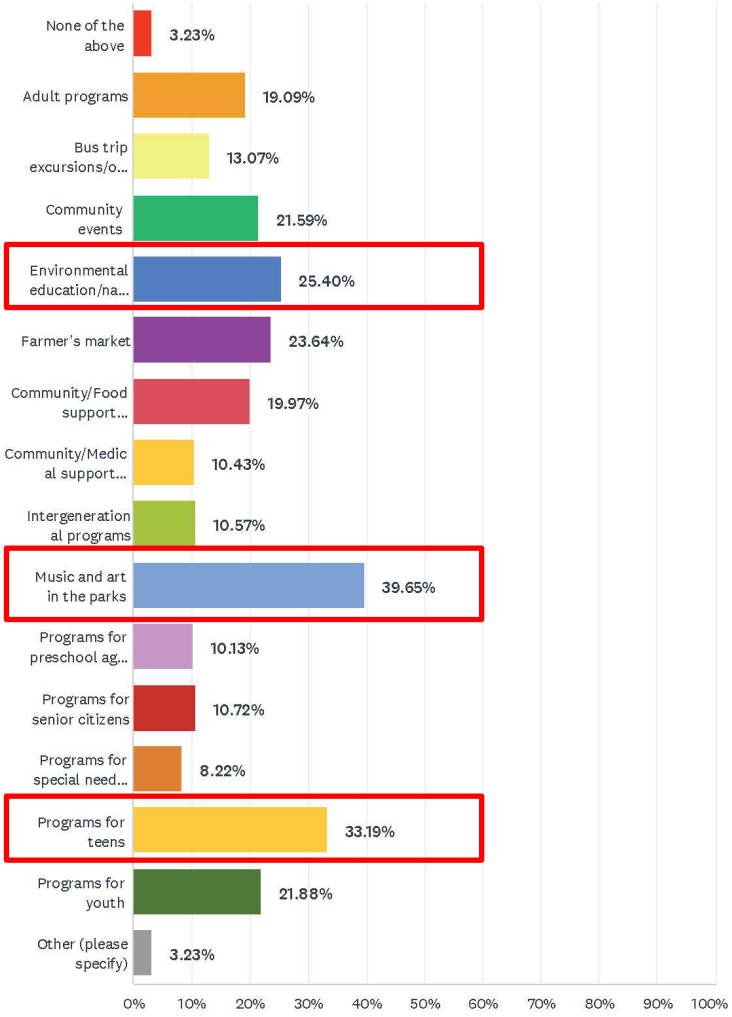
Q23 Please indicate the additions or expansions of the following COMMUNITY FACILITIES that you and your household would most like to see by checking the boxes. SELECT UP TO THREE (3)

Top 3 Responses

- Trails & pathways
- Additional restrooms at some parks / improvements to existing restrooms
- New community center

survey result summary

Q24 Please indicate the additions or expansions of the following COMMUNITY PROGRAMS that you and your household would most like to see by checking the boxes. SELECT UP TO THREE (3)

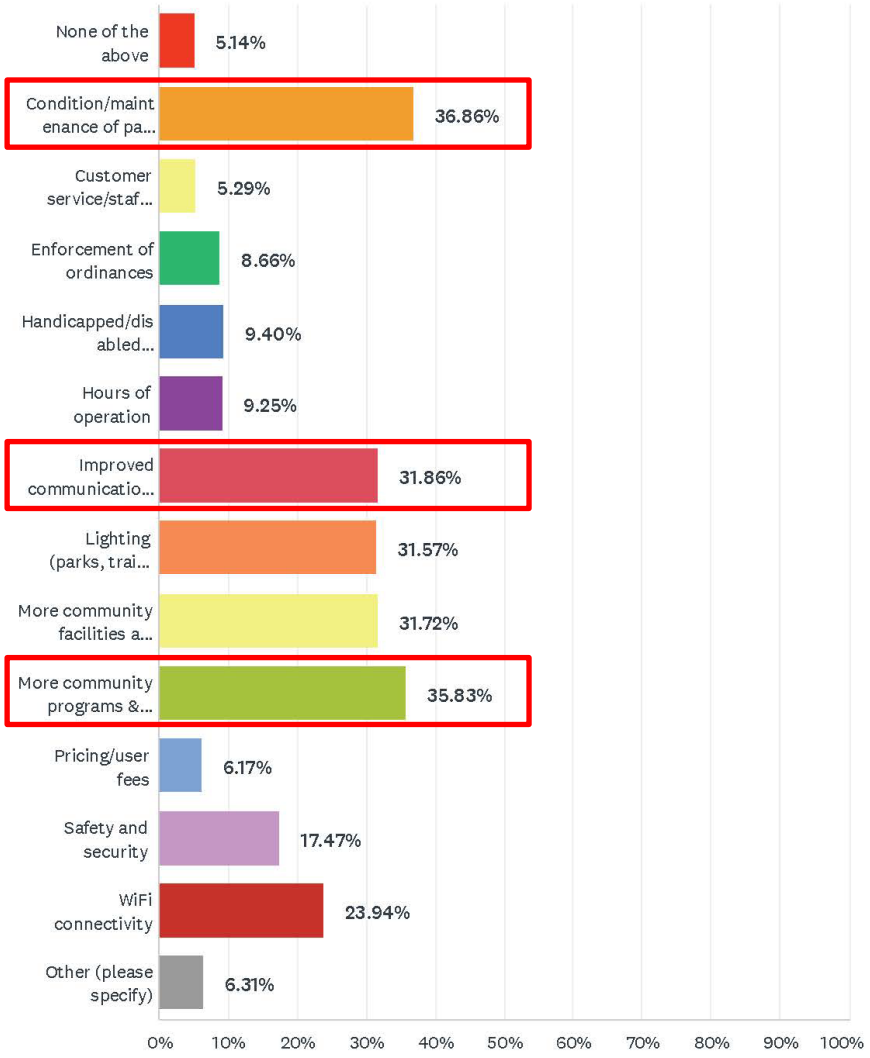


Top 3 Responses

- Environmental education / nature programs
- Music & art in the parks
- Programs for teens

survey result summary

Q25 What are the areas that, if addressed by the City of Beacon, would increase your or your household's utilization of City of Beacon parks or community facilities? SELECT UP TO THREE (3)



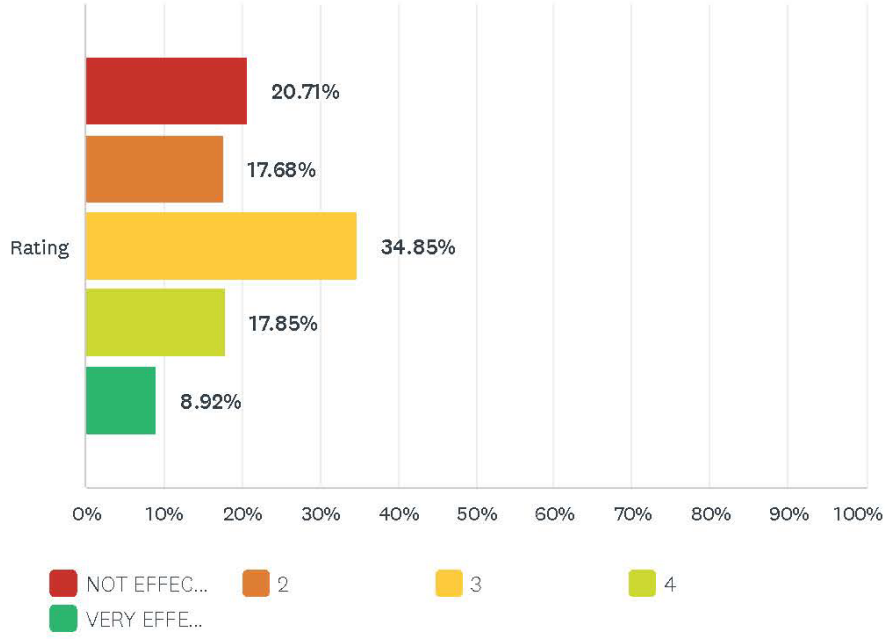
Top 3 Responses

- Condition / maintenance of parks & community facilities
- Improved communication about offerings
- More community programs & events

survey result summary

Q26 How effective is the City of Beacon at reaching you with information on community facilities and programs?

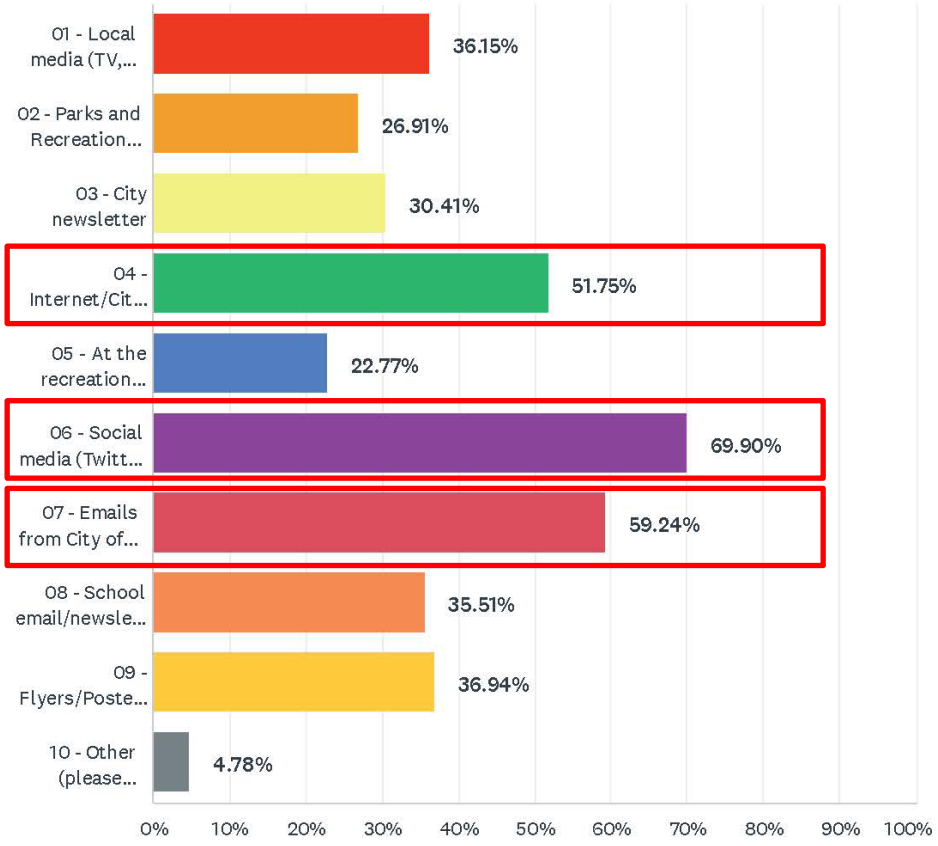
Answered: 594 Skipped: 366



	NOT EFFECTIVE1	2	3	4	VERY EFFECTIVE5	TOTAL	WEIGHTED AVERAGE
Rating	20.71% 123	17.68% 105	34.85% 207	17.85% 106	8.92% 53	594	2.77

survey result summary

Q27 In your opinion, what is the best way to get information about community facilities and programs? CHECK ALL THAT APPLY

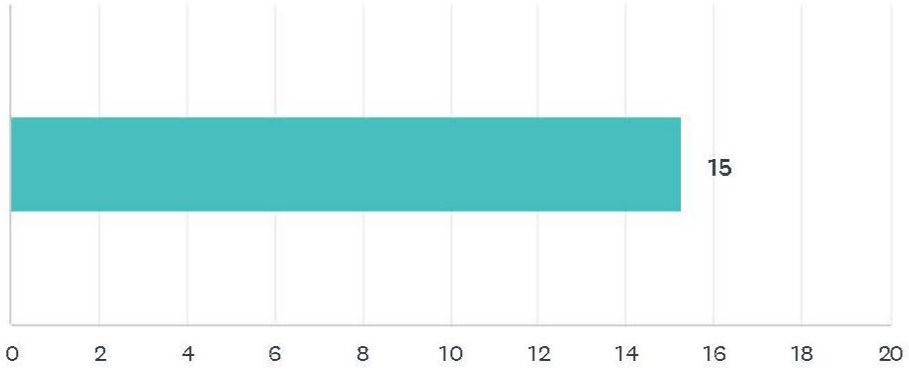


Top 3 Responses

- Internet / City of Beacon website
- Social media (Facebook, Twitter, Instagram, etc.)
- Emails from City of Beacon

survey result summary

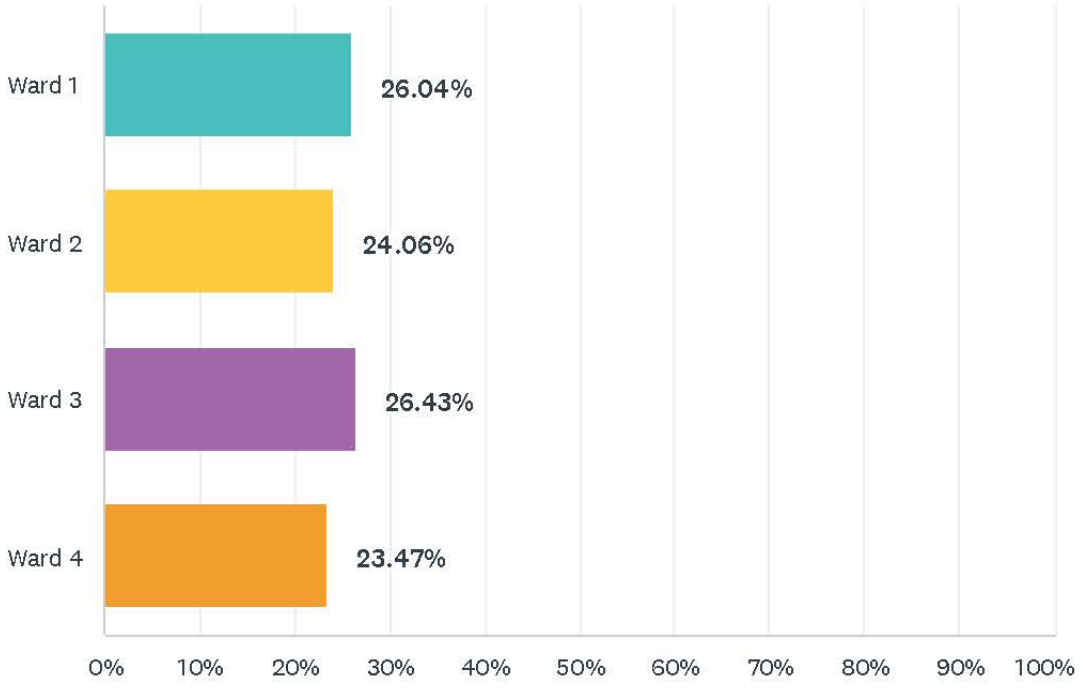
Q28 How long have you lived in the City of Beacon?



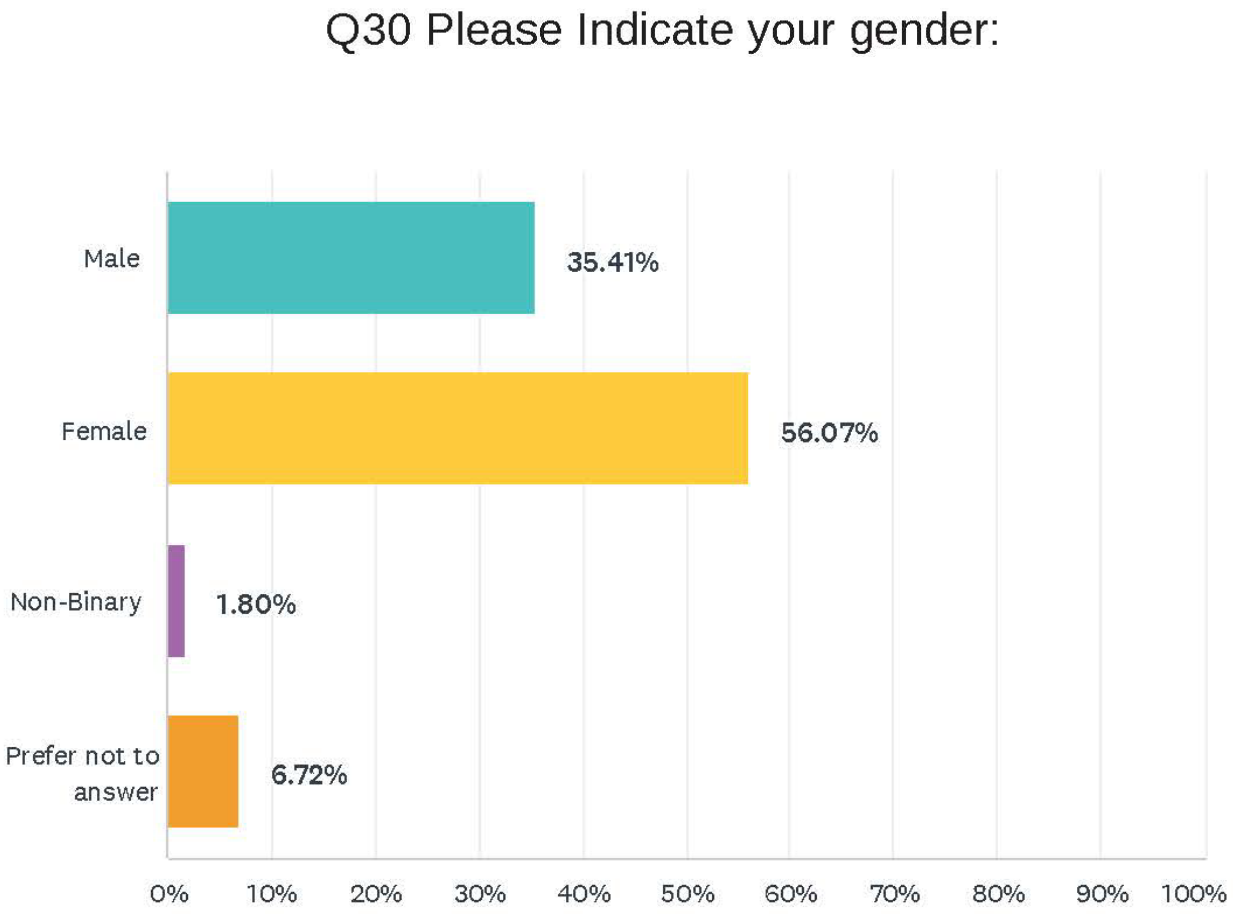
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	15	9,093	596
Total Respondents: 596			

survey result summary

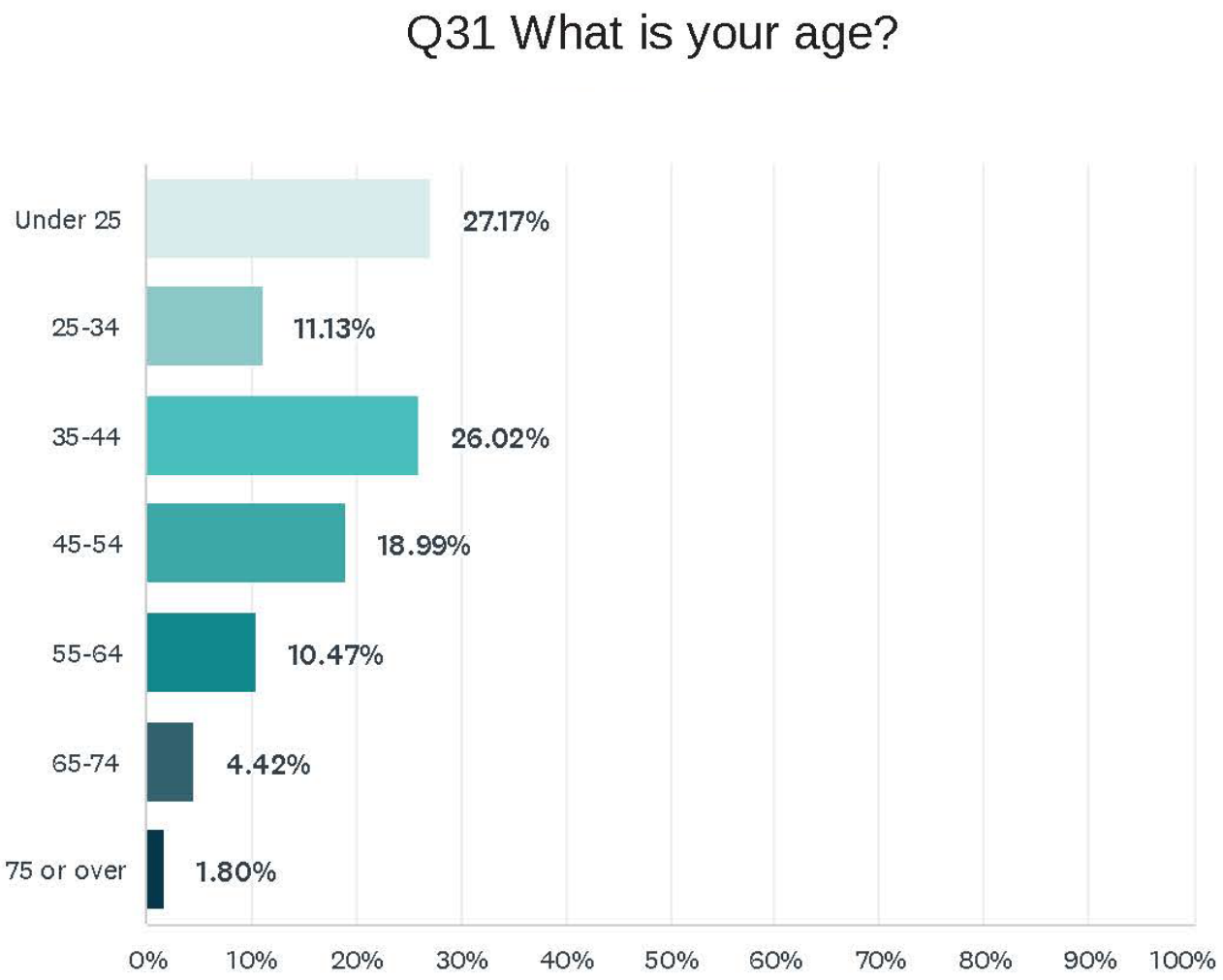
Q29 In which area (voting district) of the City of Beacon do you live? If unsure, refer to the map for clarification.



survey result summary

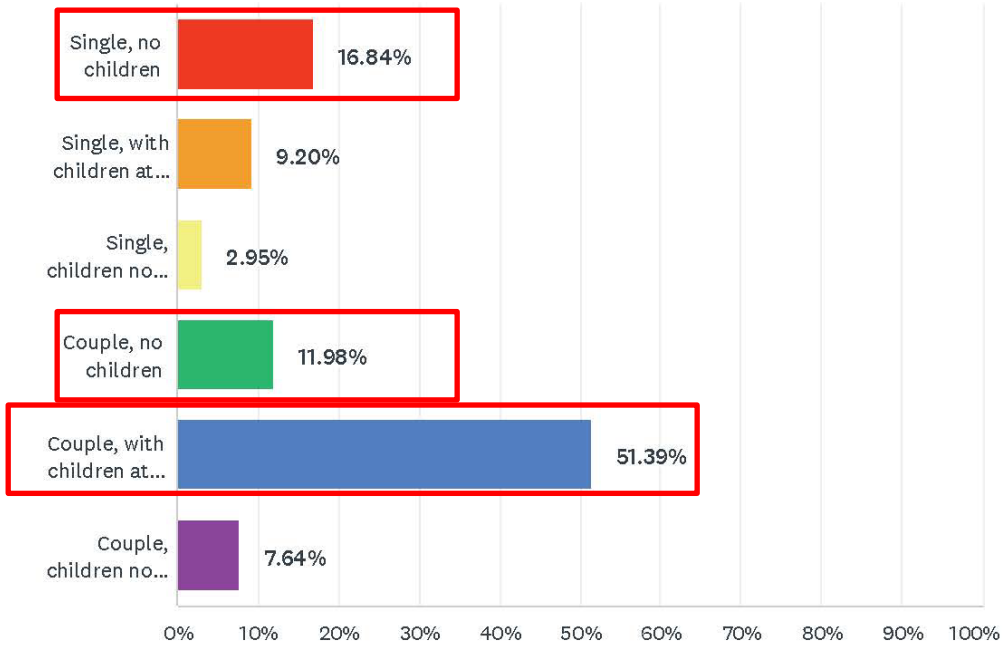


survey result summary



survey result summary

Q32 Which of these categories best applies to your household?

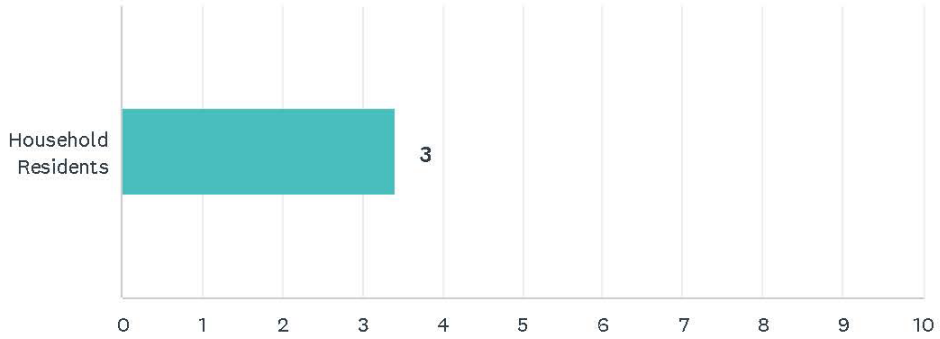


Top 3 Responses

- Single, no children
- Couple, no children
- Couple, with children at home

survey result summary

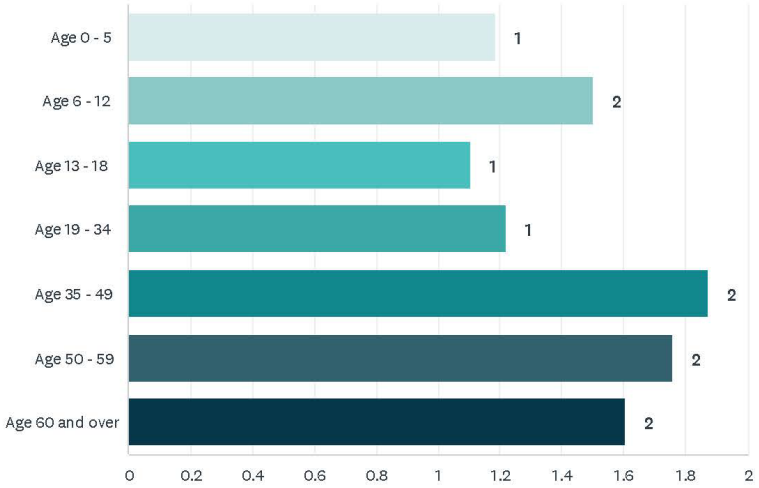
Q33 Including yourself, how many people in total typically reside in your household? Please enter a number.



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Household Residents	3	1,928	566
Total Respondents: 566			

survey result summary

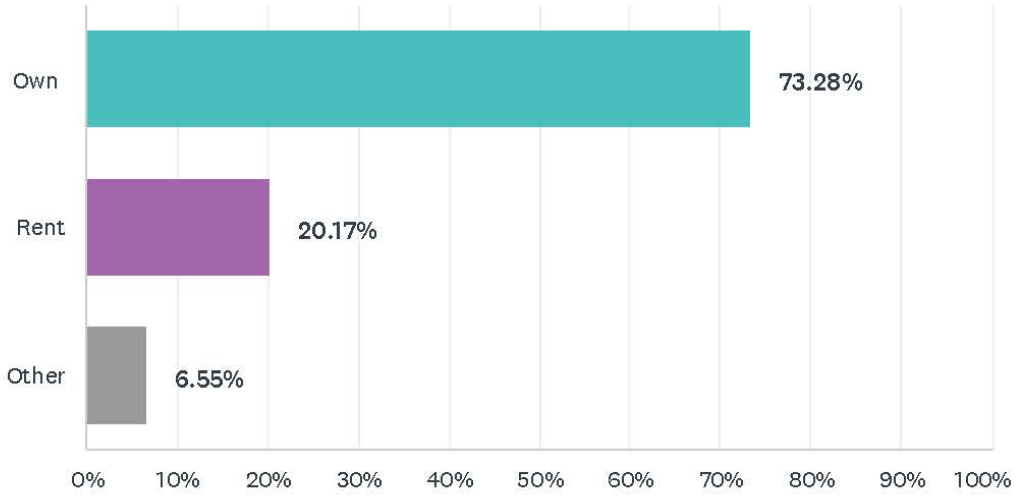
Q34 How many people in your household are in the following age ranges? Please enter a number.



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Age 0 - 5	1	248	209
Age 6 - 12	2	408	272
Age 13 - 18	1	239	216
Age 19 - 34	1	245	201
Age 35 - 49	2	670	358
Age 50 - 59	2	306	174
Age 60 and over	2	245	153
Total Respondents: 567			

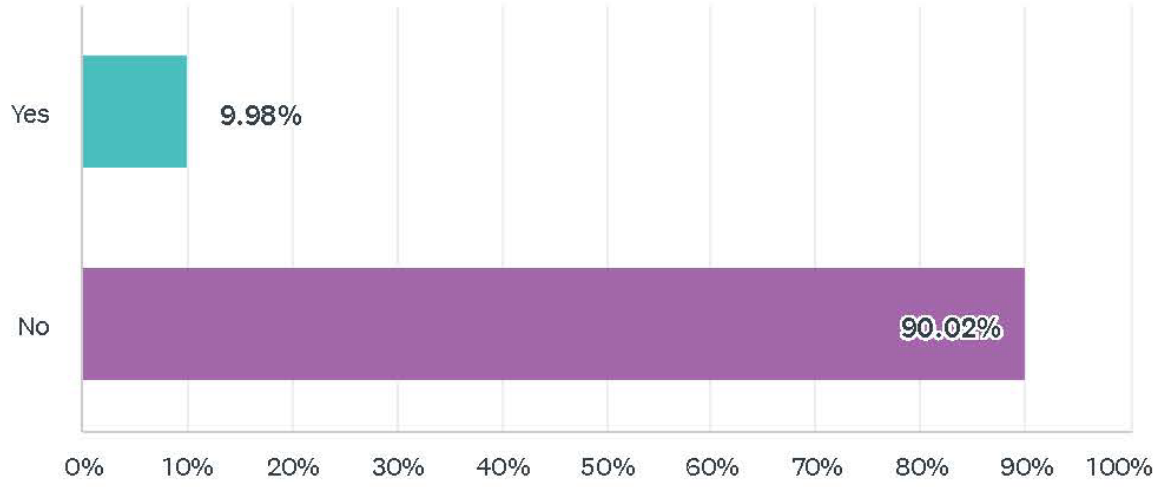
survey result summary

Q35 Do you (or the head of your household) own or rent your residence in the City of Beacon?



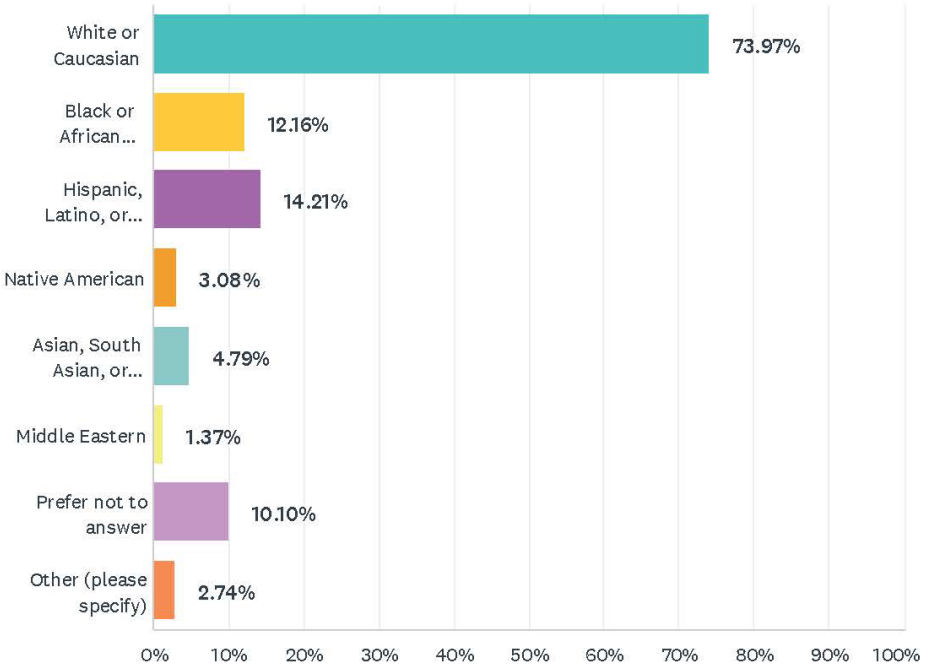
survey result summary

Q36 Does your household have a need for ADA-accessible (Americans with Disabilities) facilities and services?



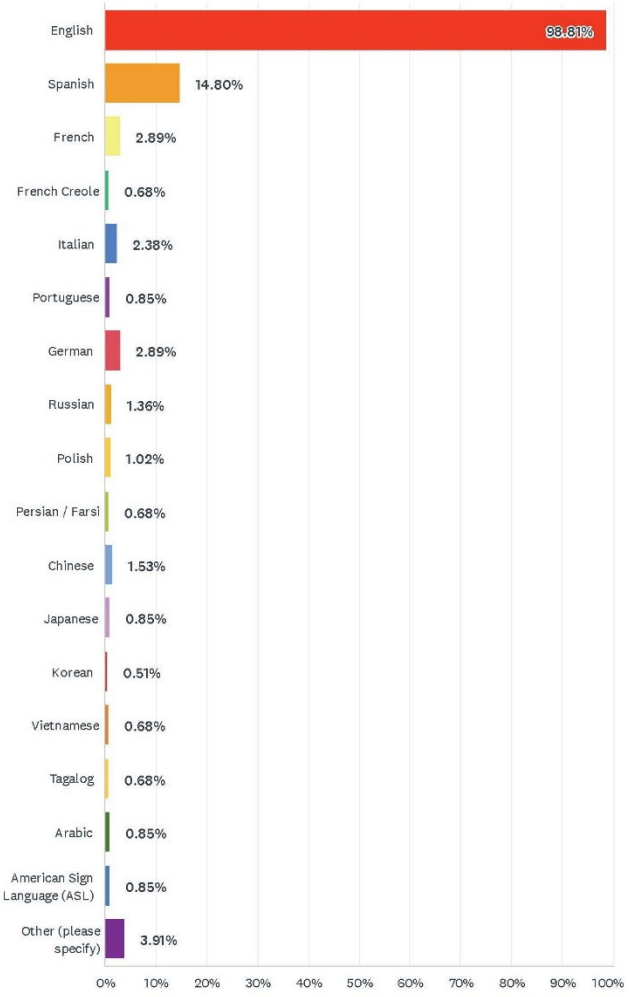
survey result summary

Q37 What race/ethnicity do you consider yourself to be? CHECK ALL THAT APPLY



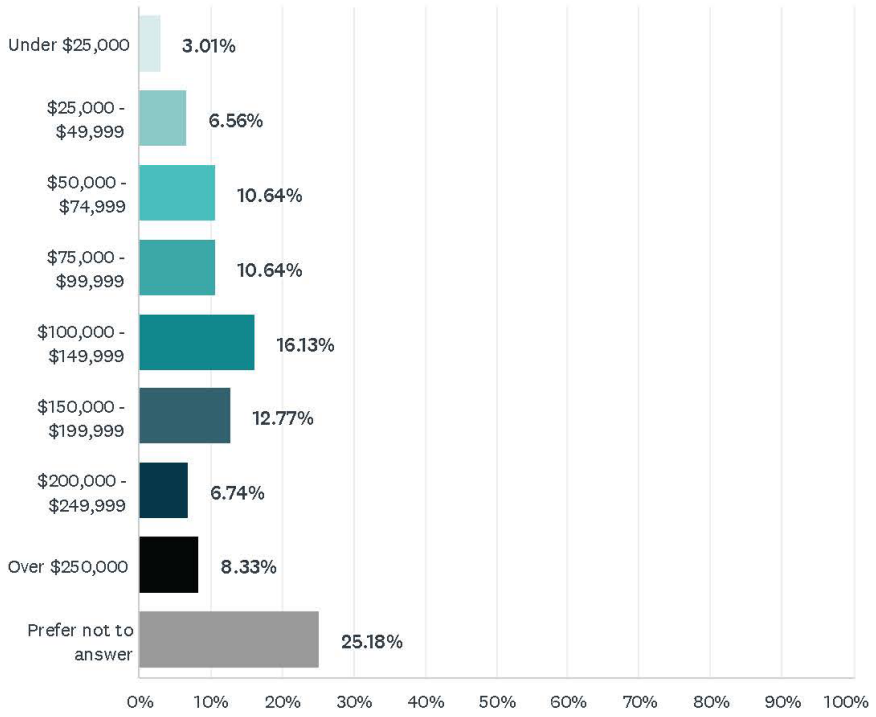
survey result summary

Q38 What languages are spoken in your household? CHECK ALL THAT APPLY



survey result summary

Q39 Which of these categories best describes the total gross annual income of your household (before taxes)?



APPENDIX C

Field Inventory

City of Beacon Facilities Inventory

Facility Name	**South Avenue Park**	**Inventory Date:**	**GIS point**	**Area**
Address	**South Avenue, Beacon, NY 12508**	Apr. 19		6.9 AC
		Ownership:	Client	Other:

Ambiance Score 2 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan: Retaining Walls are slated to be repaired

Action Plan Completed? No **Comments:**

South Avenue Park Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
SAP-1	Tennis Courts	2	2	Court is in fair condition, moderate cracking, fence is in poor condition, nets are in good condition, ret. walls in poor condition
SAP-2	Basketball Court	2	1	Court area is in excellent condition, hoop assembly in good condition, minor graffiti, lighting in good condition, ret. walls in poor condition
SAP-3	Horsehoe Court	1	2	Wood framing is deteriorating, extensive debris & weeds observed in play area
SAP-4	Shuffleboard Court	1	1	Wood framing is deteriorating, extensive debris & weeds observed in play area
SAP-5	Bocceball Court	1	1	Wood framing is deteriorating, extensive debris & weeds observed in play area
SAP-6	Community Garden	3	1	Located adjacent to the Rec Center, well maintained and in good condition
SAP-7	Multi-Use Open Field	2	1	Turf is in good condition, minor drainage issues evident
SAP-8	Multi-Use Paved Area	1	1	Large crack observed through center of pavement, weeds & debris evident
SAP-9	Playground	2	1	Minor graffiti observed, no ADA accessible route to play area, safety surfacing was installed
SAP-10	Recreation Center	3	1	Building is in good condition, contains City offices, small gym area, and 1 classroom space
SAP-11	Parking Area	2	2	Main area located off South Avenue is in fair condition, striping is faded, limited lighting; parking at Rec Center is in good condition
SAP-12	Signage	1	-	Only 1 small street sign to identify park
SAP-13	Pavilion	3		Located adjacent to the Rec Center, well maintained and in good condition
SAP-14	Paths & Walkways	2	1	Moderate cracking observed through path system, some areas do no appear to be ADA compliant
SAP-15	Lawn / Grass	3	-	Lawn areas were in good condition, very few bare spots observed
SAP-16	Trees / Vegetation	3	-	Trees were in good condition, prune & remove deadwood as necessary
SAP-17				
SAP-18				
SAP-19				
SAP-20				
SAP-21				
SAP-22				
SAP-23				
SAP-24				
SAP-25				
SAP-26				
SAP-27				
SAP-28				
SAP-29				
SAP-30				

Confirm depth of safety surfacing, maintain through regular audits

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Polhill Park**	**Inventory Date:**	**GIS point**	**Area**	
Address	**Main Street, Beacon, NY 12508**	Apr. 19		0.25 AC	
		Ownership:	Client	Other:	

Ambiance Score 2 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed? **Comments:**

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
PHP-1	Visitor Center	3	1	Operated by Chamber of Commerce, building is in good condition
PHP-2	Benches / Tables / Site Amenities	2	5	Tables appeared to be in good condition, wooden bench was in fair condition, not all amenities matched in style/color/etc.
PHP-3	Parking Area	1	0	No parking area desiganted for park / visitor center, most spots reserved for staff, only 2 spots open for 2 hr parking for EV only
PHP-4	Bus Stop Shelter	3	1	Bus stop shelter was in good condition
PHP-5	Paths & Walkways	2	-	Plaza space in fair condition, minor weeds/moss observed, path to Visitor Center made of stepping stones, not ADA compliant
PHP-6	Signage	3	2	Historic markers & welcome sign in good condition
PHP-7	Pop-Up Library	2	1	Library structure was in fair condition, door hinge not flush/level, many books were stocked
PHP-8	Lawn / Grass	2	-	Lawn was in fair condition, some bare spots/sparce areas around pavers
PHP-9	Trees / Vegetation	3	-	Trees were generally in good condition, provide ample shade to paver area, prune & remove dead wood as necessary
PHP-10				
PHP-11				
PHP-12				
PHP-13				
PHP-14				
PHP-15				
PHP-16				
PHP-17				
PHP-18				
PHP-19				
PHP-20				
PHP-21				
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PHP-23				
PHP-24				
PHP-25				
PHP-26				
PHP-27				
PHP-28				
PHP-29				
PHP-30				

Additional Comments/Explanation of high or low rating:

Polhill Park Recommendations

Add parking stalls to accommodate people coming to the Visitor Center

City of Beacon Facilities Inventory

Facility Name	**River Front Park**	**Inventory Date:**	**GIS point**	**Area**
Address	**2 Red Flynn Drive, Beacon, NY 12058**	Apr. 19		11.5 AC
		Ownership:	Client	Other:

Ambiance Score 2 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Redesign of eastern portion of park has been completed and is awating funding

River Front Park Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
RFP-1	Basketball Courts	1	3	One full & two half-size courts, extensive pavement cracking, fencing in poor condition, pavement is uneven, many patched areas
RFP-2	Volleyball Courts	2	2	Net assembly in fair condition, sand was in fair condition, some weeds/debris observed
RFP-3	Playground	2	1	Minor graffiti observed, ADA transition was not compliant, safety surfacing was installed
RFP-4	Paths & Walkways	1	-	Paved walkways were in poor condition with extensive heaving/cracking, gravel areas in fair condition, rutting observed, minor ponding
RFP-5	Parking Area	2	1	Pavement is in fair condition, minor cracking observed, striping is faded, signs were crooked
RFP-6	Benches / Tables / Site Amenities	1	-	Grills were rusted through, tables were rusted and in poor condition, some benches along walkways in good condition, minor graffiti
RFP-7	Pavilion	3	1	Pavilion was in good condition, minor graffiti
RFP-8	Shoreline	3	-	Riprap / boulder armoring appeared to be in good condition, no evidence of erosion found
RFP-9	Storage Sheds	3	2	Sheds were in good condition, fence with lock & chain were in fair condition
RFP-10	Signage	3	-	Informational signage was in good condition, wayfinding signage to park was adequate
RFP-11	Lawn / Grass	3	-	Lawn was in good condition, minor bare spots in areas near parking lot
RFP-12	Trees / Vegetation	2	-	Trees were generally in good condition, some are located too close to walkways & parking lot, prune & remove dead wood as necessary
RFP-13				
RFP-14				
RFP-15				
RFP-16				
RFP-17				
RFP-18				
RFP-19				
RFP-20				
RFP-21				
RFP-22				
RFP-23				
RFP-24				
RFP-25				
RFP-26				
RFP-27				
RFP-28				
RFP-29				
RFP-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Memorial Park**	**Inventory Date:**	**GIS point**	**Area**
Address	**Robert Cahill Drive, Beacon, NY 12508**	Apr. 19		49.3 AC
		Ownership:	Client	Other:

Ambiance Score 3 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Park is utilized by adjacent Middle School for gym classes, practices, etc. Buried stream runs beneath park. Multiple drainage issues observed throughout park (poor infiltration, ponding, etc.)

Memorial Park Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
MP-1	Football Field	2	1	Support building operated by Pop Warner organization, lighting in good condition, lawn area in fair condition, drainage issues
MP-2	Baseball Field	2	1	Meeting space available in support building, lighting does not function, fencing/backstop/dugouts in good condition, drainage issues
MP-3	Little League Field	2	2	Fencing/backstop in good condition, skinned infield in fair condition, outfield in fair condition, drainage issues
MP-4	Softball Field	2	3	Fencing/backstop in good condition, skinned infield in fair condition, outfield in fair condition, drainage issues
MP-5	Youth Softball Field	2	1	Fencing/backstop in good condition, skinned infield in fair condition, outfield in fair condition, drainage issues
MP-6	Soccer Field	2	1	Turf is in good condition, drainage issues evident
MP-7	Basketball Courts	1	2	Extensive draiange issues, water ponded ±2", court area is curbed and was previously utilized as an ice rink
MP-8	Tennis Courts	1	1	Currently unusable, extensive pavement deterioration, fencing is disassembled in areas, extensive debris & settlement
MP-9	Skate Park	3	1	Community managed, recentely resurfaced, fence in good condition
MP-10	Playground / Tot Lot	2	2	Surfacing installed and in fair condition, equipment in good condition, future renovations planned
MP-11	Natural Playground	3	1	Constructed of fallen logs, rope course, etc., in good condition
MP-12	Pavlion	2	2	Pavilion structures are in good condition, minor graffiti
MP-13	Bleachers, Benches, Site Amenities	1	-	Many pieces are rotted through, rusted, missing end caps
MP-14	Storage Sheds	2	1	Storage area is in generally good condition, too small for needs
MP-15	Parking Area	2	-	Striping is inconsistent, off street parking areas and nose-in parking off road, pavement in fair condition, drainage issues
MP-16	Restroom Facility	3	1	Mural painted on walls, no graffiti, facility in good condition, locks are functional
MP-17	Lawn / Grass	2	-	Lawn is in good condition, poor drainage and extensive ponding in some areas
MP-18	Trees / Vegetation	3	-	Trees were in good condition, prune & remove deadwood as necessary
MP-19				
MP-20				
MP-21				
MP-22				
MP-23				
MP-24				
MP-25				
MP-26				
MP-27				
MP-28				
MP-29				
MP-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Hiddenbrooke Park**	**Inventory Date:**	**GIS point**	**Area**
Address	**27 Hiddenbrook Drive, Beacon, NY 12508**	Apr. 19		103.3 AC
		Ownership:	Client	Other:

Ambiance Score 3 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Front part of park owned by City, private properties located deeper into park and County managed area behind towards Mount Beacon. All entities share a single driveway for egress. Conditions of grant used to purchase property limits potential development opportunities.

Hiddenbrooke Park Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
HBP-1	Hiking Trails	2	-	Trails appeared to be in good condition, used frequentely by surrounding neighborhood
HBP-2	Parking Area	2	-	Gravel pull-off area is in fair condition but small, paved driveway/road through park is in good condition
HBP-3	Signage	2	-	Signage at front of park embedded in stone pillars, good condition, difficult to read
HBP-4	Lawn / Grass	3	-	Lawn areas at front entrance are in good condition
HBP-5	Trees / Vegetation	3	-	Natural area, trees appeared to be in good condition, prune & remove dead wood as necessary
HBP-6				
HBP-7				
HBP-8				
HBP-9				
HBP-10				
HBP-11				
HBP-12				
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HBP-28				
HBP-29				
HBP-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Green Street Park**	**Inventory Date:**	**GIS point**	**Area**
Address	**25 Green Street, Beacon, NY 12058**	Apr. 19		1.4 AC
		Ownership:	Client	Other:

Ambiance Score 3 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Future plaza space planned, pole ball game feature is used as the symbol for the park

Green Street Park Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
GSP-1	Basketball Court	2	1	Minor cracking observed, extensive patchwork, surfacing & striping is worn
GSP-2	Playground	3	1	Playground is new and in good condition, combination of PIP surface and wood fiber
GSP-3	Pavilion	2	1	Pavilion was in good condition, minor graffiti
GSP-4	Ball Game Pole	2	1	Pole was in fair condition, minor wear observed
GSP-5	Restroom Facility	2	1	Facility was in fair condition, moderate graffiti present
GSP-6	Parking Area	3	1	Pavement was in good condition, limited parking, ADA spot with markings
GSP-7	Signage	1	-	No park sign present, no wayfinding signage
GSP-8	Paths & Walkways	3	-	Stonedust path with steel edging in good condition, appeared well maintained
GSP-9	Lawn / Grass	3	-	Lawn areas were in good condition, very few bare spots observed
GSP-10	Trees / Vegetation	3	-	Trees were in good condition, limited shade, prune & remove deadwood as necessary
GSP-11				
GSP-12				
GSP-13				
GSP-14				
GSP-15				
GSP-16				
GSP-17				
GSP-18				
GSP-19				
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GSP-24				
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GSP-26				
GSP-27				
GSP-28				
GSP-29				
GSP-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**The Settlement Camp**	**Inventory Date:**	**GIS point**	**Area**
Address	**724 Wolcott Avenue, Beacon, NY 12508**	Apr. 19		50.0 AC
		Ownership:	Client	Other: NYSOPRHP (Leased by City)

Ambiance Score 3 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Summercamp operated by the City, 2 2-week long sessions with ±70 kids per session. Theater building rented out as wedding venue, comfortably holds 100-150 people, very popular. Buildings not operated for summer camp purposes are generally dilapitated, spread throguhout property, not usable. ±50 total structures. Drive in theater events for ±30 cars.

The Settlement Camp Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
TSC-1	Disk Golf Course	2	1	Operated by volunteer group, building in fair condition, sign in good condition, notice board in good condition
TSC-2	Pool Facility	2	1	Fiberglass lined pool, filter building & equipment was upgraded when purchased, permitted by DOH, some items may be grandfathered
TSC-3	Theater Building	3	1	Rented as venue space, in good condition
TSC-4	Summer Camp Buildings	2	±3	Used for summer camp activities, generally good condition, some clutter, loose boards, broken windows, etc.
TSC-5	Summer Camp Barn	2	1	Barn is in good condition, contains space for garden club (underutilized, not very active) and rock climbing
TSC-6	Misc Other Structures	1	±40	Most structures not utilized for summer camp are dilapitated and in poor condition, too scattered/difuse to be readily used
TSC-7	Homestead Building	2	1	Building is in good condition, some underutilized space, currently houses the Hudson River Sloop organization offices
TSC-8	Parking Area	1	-	Parking is inadequate to accommodate peak summer & event crowds, dirt/gravel roads are in fair condition.
TSC-9	Signage	2	-	Limited signage on site, very little wayfinding signs
TSC-10	Lawn / Grass	2	-	Lawn areas were in good condition, very few bare spots observed
TSC-11	Trees / Vegetation	3	-	Natural area, trees appeared to be in good condition, prune & remove dead wood as necessary
TSC-12				
TSC-13				
TSC-14				
TSC-15				
TSC-16				
TSC-17				
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TSC-27				
TSC-28				
TSC-29				
TSC-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Fishkill Creek Greenway & Heritage Trail**	**Inventory Date:** Apr. 19	**GIS point**	**Area**
Address	**8 Long Dock Road, Beacon, NY 12508**	**Ownership:**		
			Client	Other: Private with Trail Easement

Ambiance Score 3 **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Partially constructed in areas, not fully completed. Sections that are built are well maintained. Agreements are in place for some parcels that if developed must include easement areas for additional trail construction.

Fishkill Creek Greenway & Heritage Trail Recommendations

Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
GHT-1	Paths & Walkways	2	-	Trail is crushed stone, in good condition, minor ADA issues at street crossings
GHT-2	Benches, Dogipots, Site Amenities	3	-	Benches & dogipots are located frequentely along constructed portions of the trail and in good condition
GHT-3	Signage	2	-	Trailhead / Kiosk signage in good condition, limited identification signage, limited wayfinding signage
GHT-4	Parking Area	N/A	-	No formal parking areas, connects to several locations throughout the City
GHT-5	Lawn / Grass	3	-	Lawn areas were in good condition, very few bare spots observed
GHT-6	Trees / Vegetation	3	-	Trees were in good condition, prune & remove deadwood as necessary
GHT-7				
GHT-8				
GHT-9				
GHT-10				
GHT-11				
GHT-12				
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GHT-28				
GHT-29				
GHT-30				

Additional Comments/Explanation of high or low rating:

City of Beacon Facilities Inventory

Facility Name	**Fjord Trail**	**Inventory Date:**	**GIS point**	**Area**
Address	**8 Long Dock Road, Beacon, NY 12508**	Apr. 19		
		Ownership:		
			Client	Other:

Ambiance Score N/A **Rating Key: 3= Exceeds Expectation** **2=Meets Expectations** **1=Below Expectations**

Action Plan:

Action Plan Completed?

Comments: Currently in Master Planning Phase, will connect Beacon to Cold Spring with connections to Dennings Point Park, Long Dock Park, Madam Brett Park.

Fjord Trail Recommendations

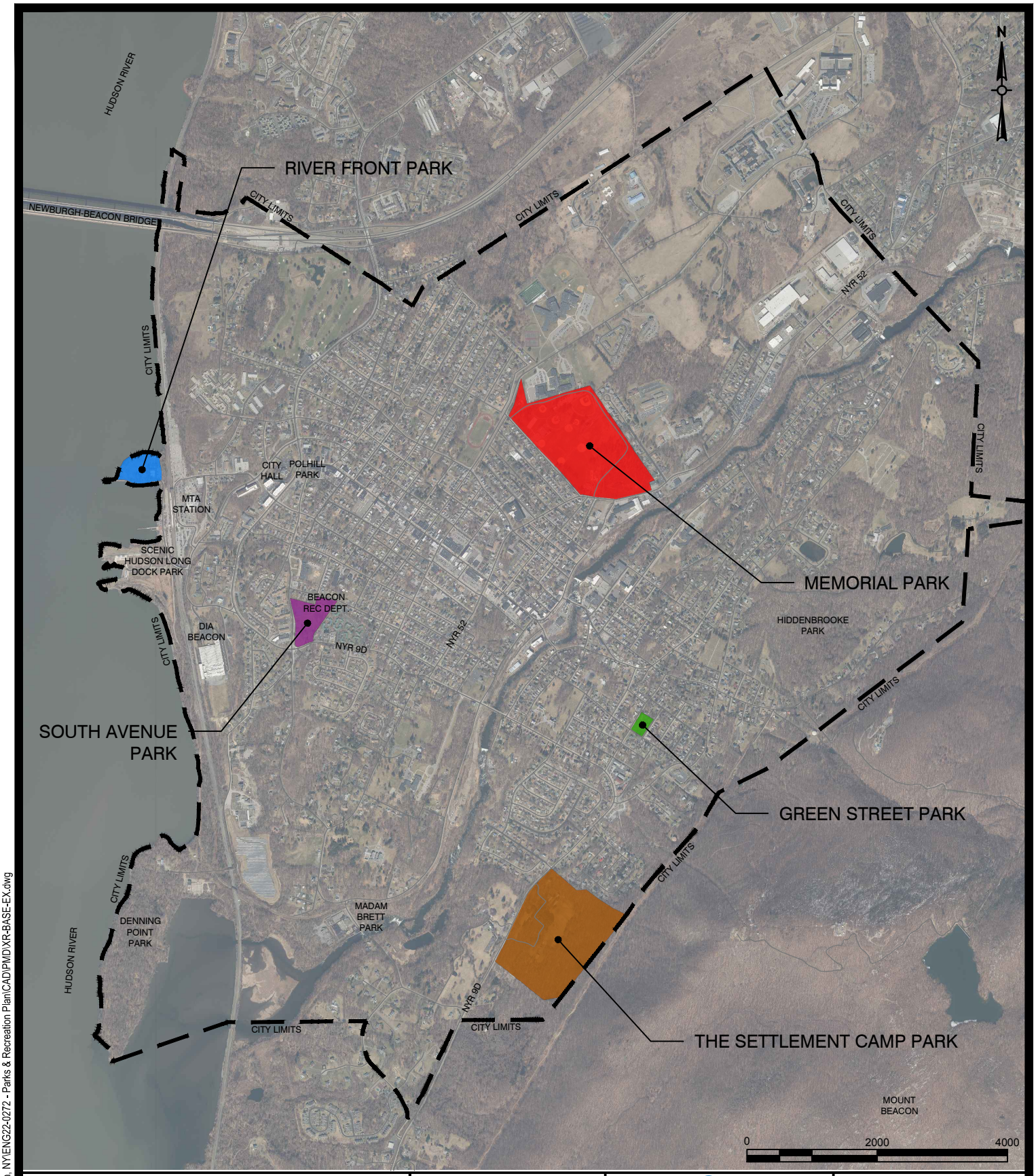
Facility Component

ID	Feature	Rating	Qty	Comments (inc. uses)
FT-1				
FT-2				
FT-3				
FT-4				
FT-5				
FT-6				
FT-7				
FT-8				
FT-9				
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FT-25				
FT-26				
FT-27				
FT-28				
FT-29				
FT-30				

Additional Comments/Explanation of high or low rating:

APPENDIX D

Concept Plans



COMMUNITY FACILITY AND PROGRAM REPORT

CITY OF BEACON, NEW YORK
1 MUNICIPAL PLAZA
BEACON, NY 12508

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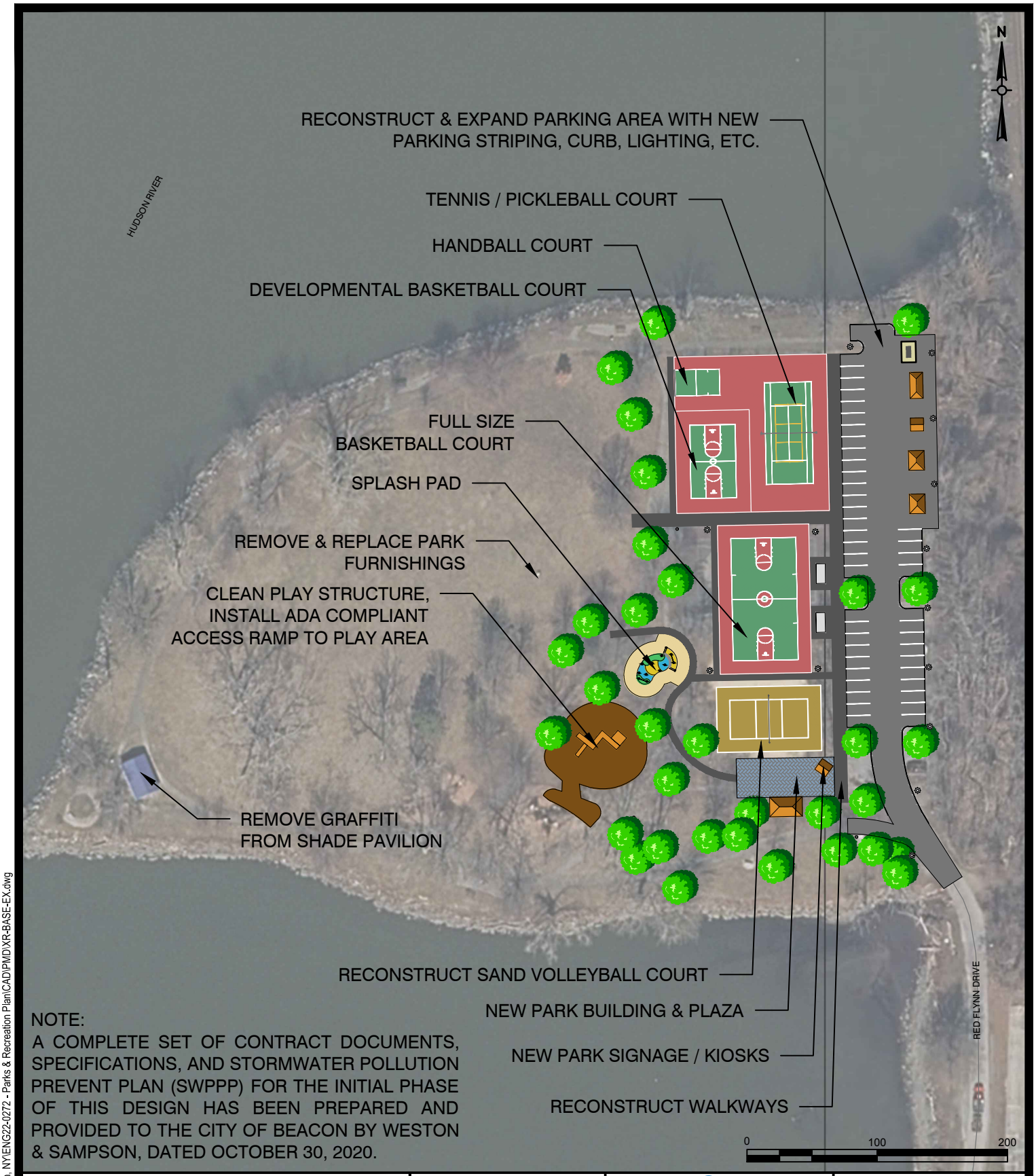
Dr By: JG Ap By: DB
Date: FEBRUARY 2023
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CONCEPT DEVELOPMENT

OVERALL PARK LOCATION MAP

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NOTE:
A COMPLETE SET OF CONTRACT DOCUMENTS, SPECIFICATIONS, AND STORMWATER POLLUTION PREVENT PLAN (SWPPP) FOR THE INITIAL PHASE OF THIS DESIGN HAS BEEN PREPARED AND PROVIDED TO THE CITY OF BEACON BY WESTON & SAMPSON, DATED OCTOBER 30, 2020.

COMMUNITY FACILITY AND PROGRAM REPORT

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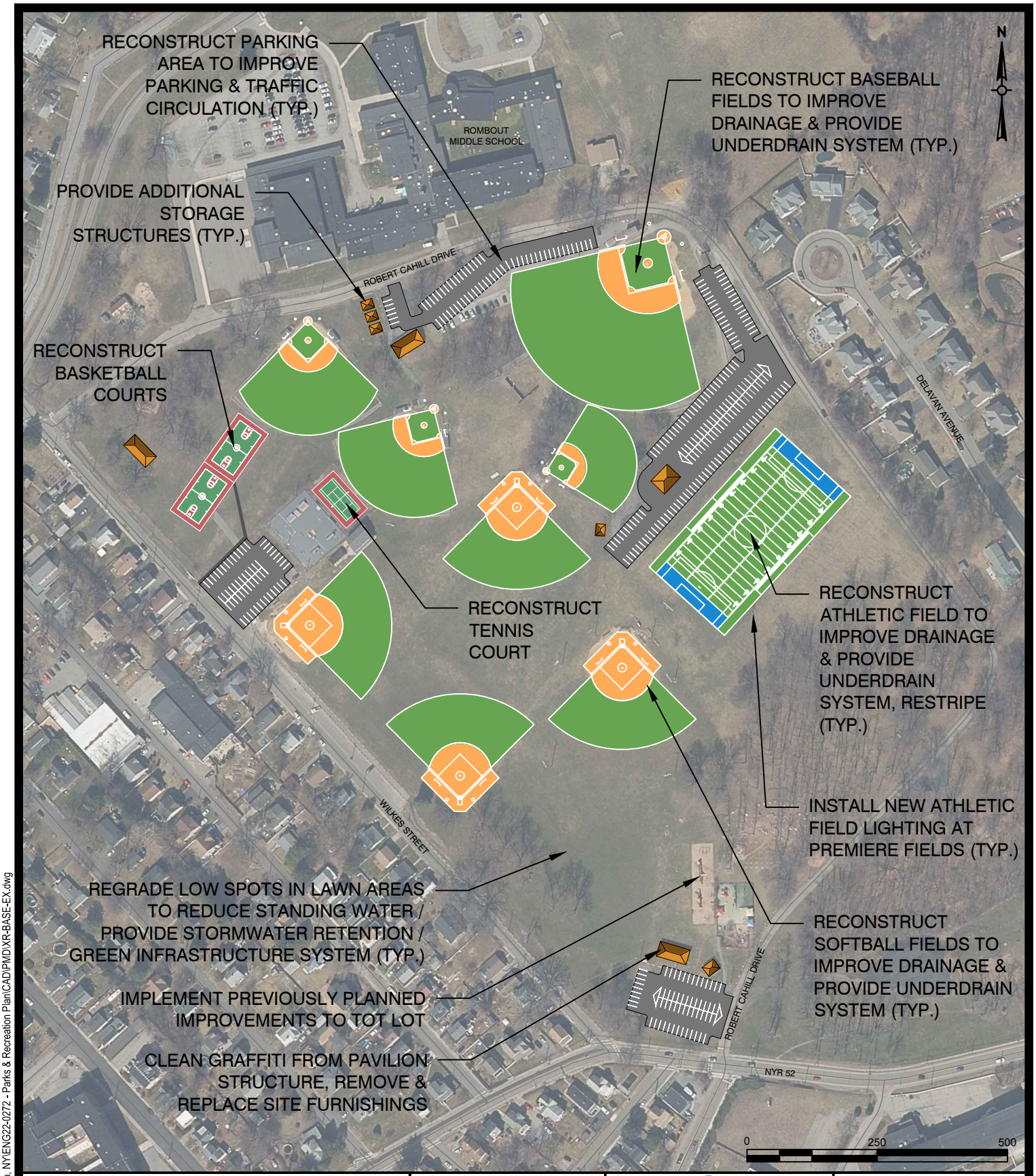
CONCEPT DEVELOPMENT

Dr By: JG Ap By: DB
Date: FEBRUARY 2023
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RIVER FRONT PARK CONCEPT PLAN

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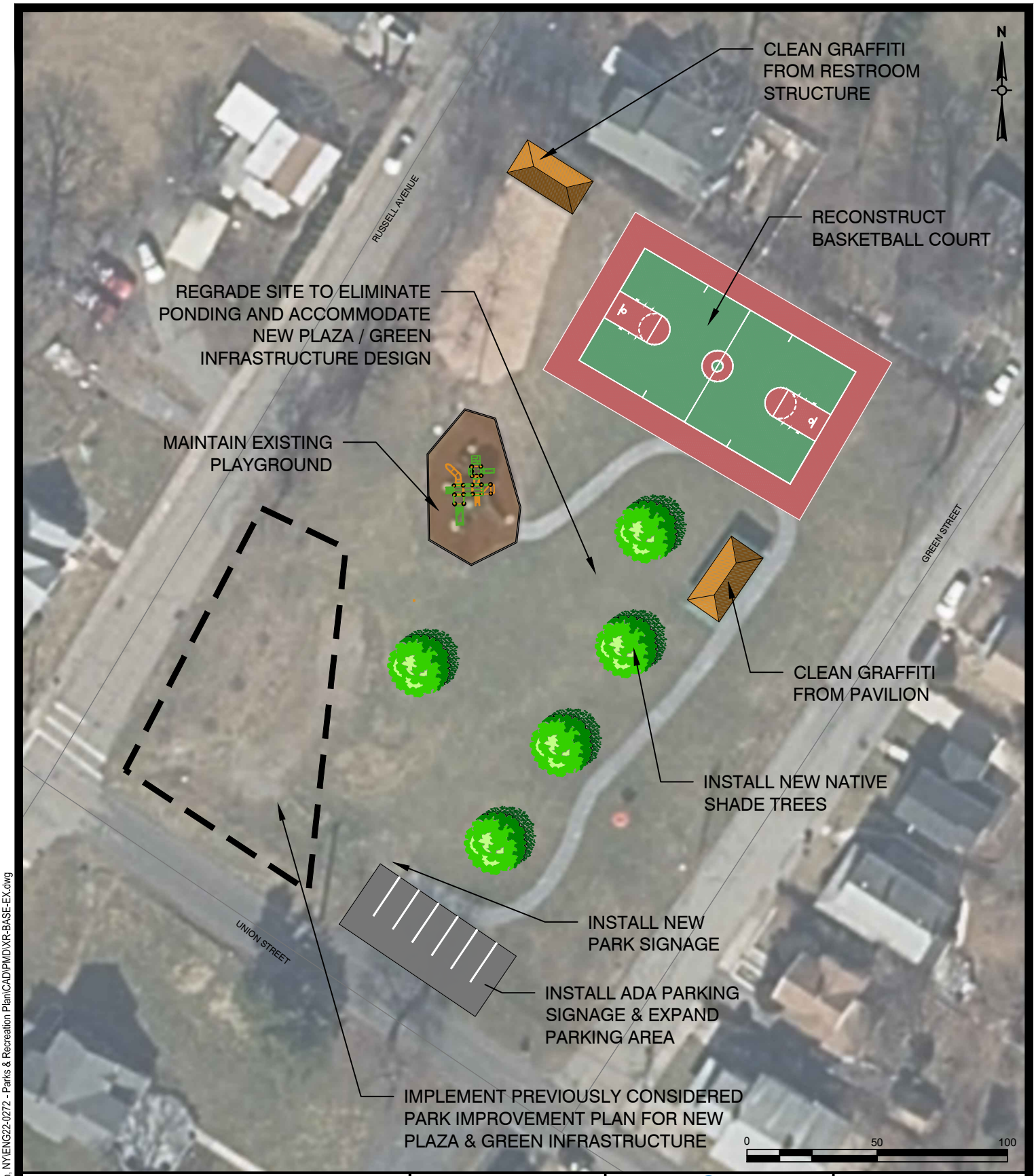
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CONCEPT DEVELOPMENT

MEMORIAL PARK CONCEPT PLAN

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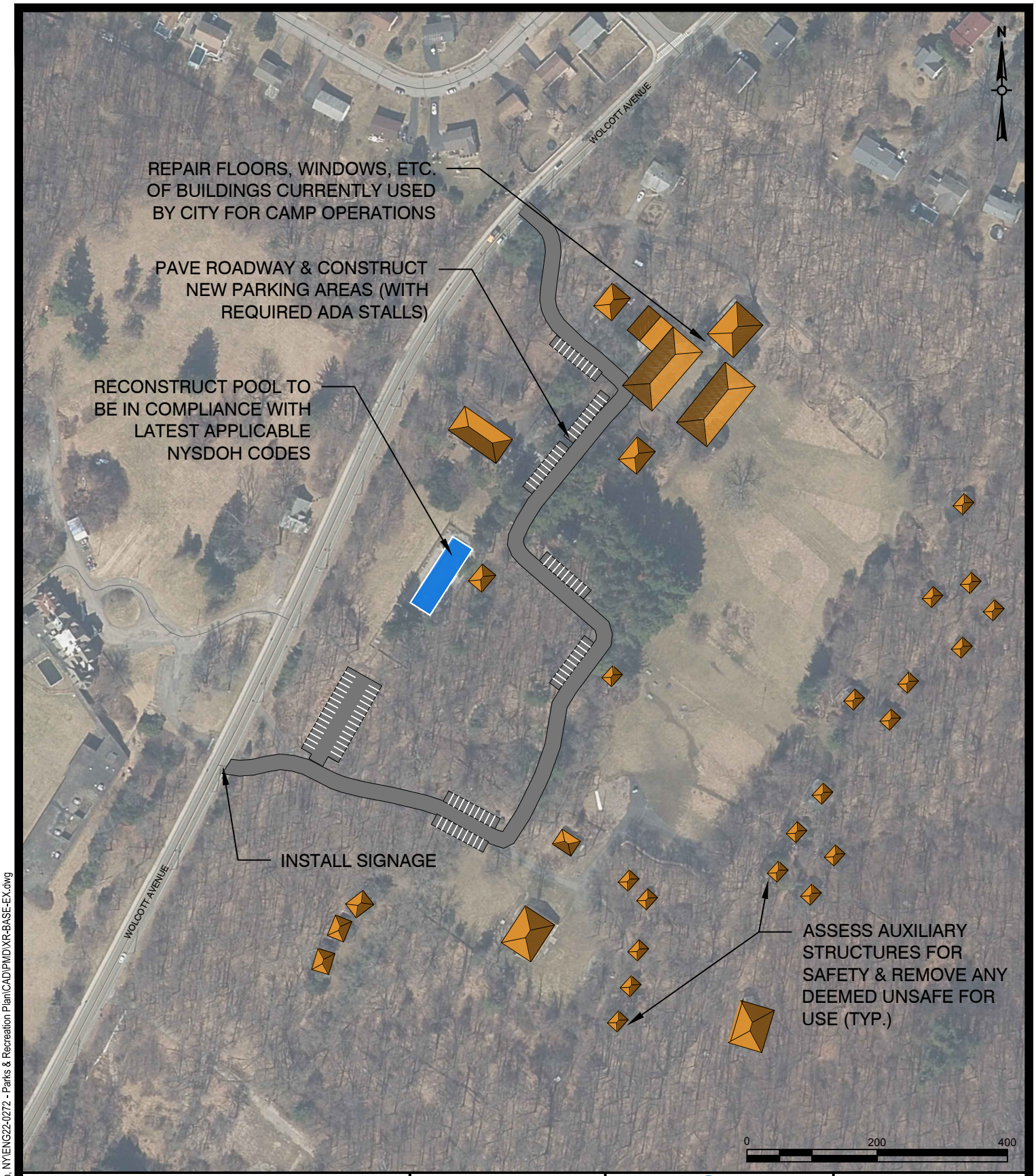
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CONCEPT DEVELOPMENT

GREEN STREET PARK CONCEPT PLAN

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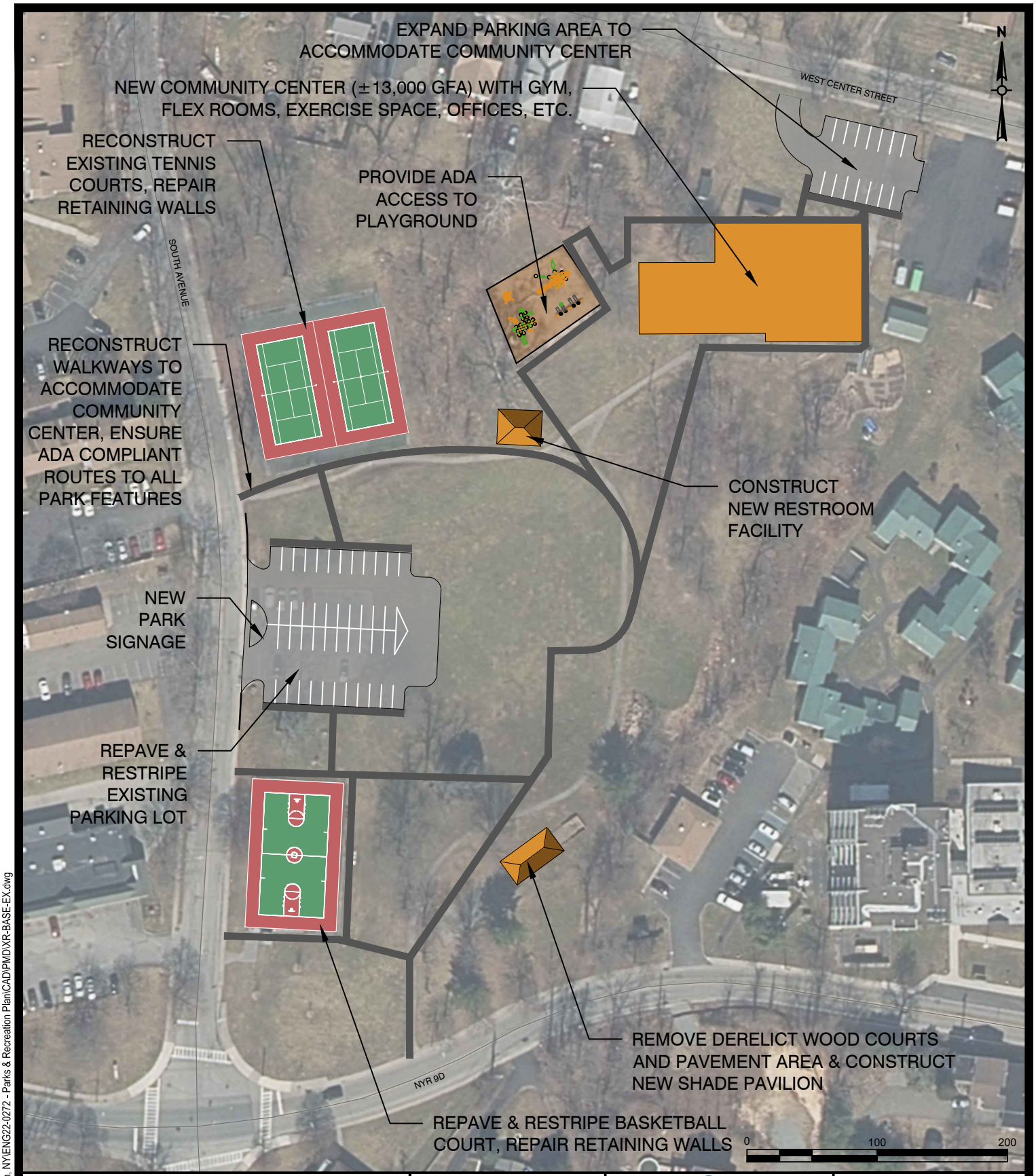
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CONCEPT DEVELOPMENT

THE SETTLEMENT CAMP PARK CONCEPT PLAN

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CONCEPT DEVELOPMENT

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Date: FEBRUARY 2023
Scale: 1" = 100'

SOUTH AVENUE PARK
CONCEPT PLAN

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COMMUNITY FACILITY & PROGRAM REPORT

Final Report Presentation

City of

Beacon, New York

February 6, 2023

Daniel Biggs, RLA
Principal-in-Charge

Weston & Sampson SM

Acknowledgements

City of Beacon

Lee Kyriacou – Mayor
Chris White – City Administrator

City Council

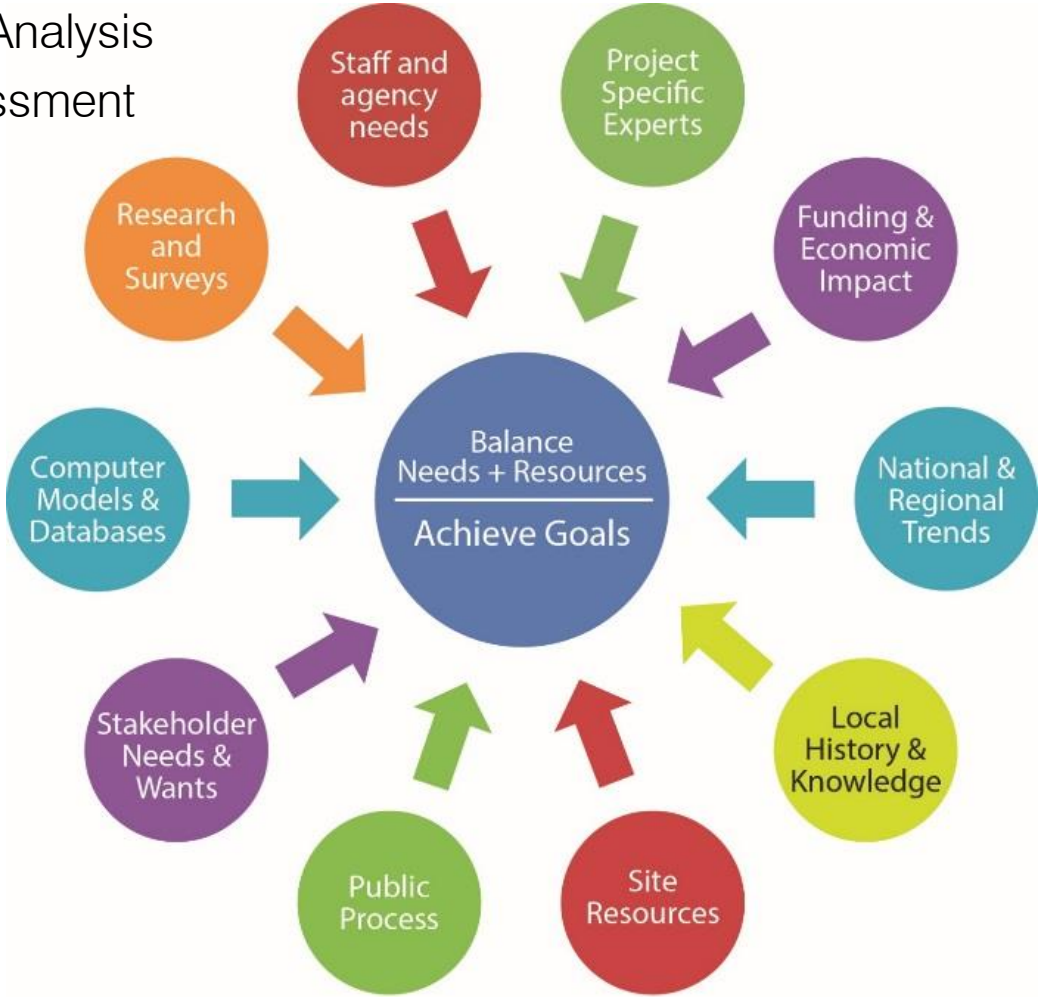
Molly Rhodes – Ward 1
Justice McCray – Ward 2
Wren Longno – Ward 3
Dan Aymar-Blair – Ward 4
George Mansfield – At Large
Paloma Wake – At Large

Parks and Recreation Department

Mark Price – Recreation Director
Nate Smith – Assistant Recreation Director
Heidi Harrison – Recreation Assistant

Master Plan Process

1. Kickoff & Existing Conditions Analysis
2. Community Rec. Needs Assessment
3. Public Outreach
   - Stakeholder Meetings
   - Online Survey
   - Park Ambassadors
4. Draft Master Plan
5. Final Master Plan



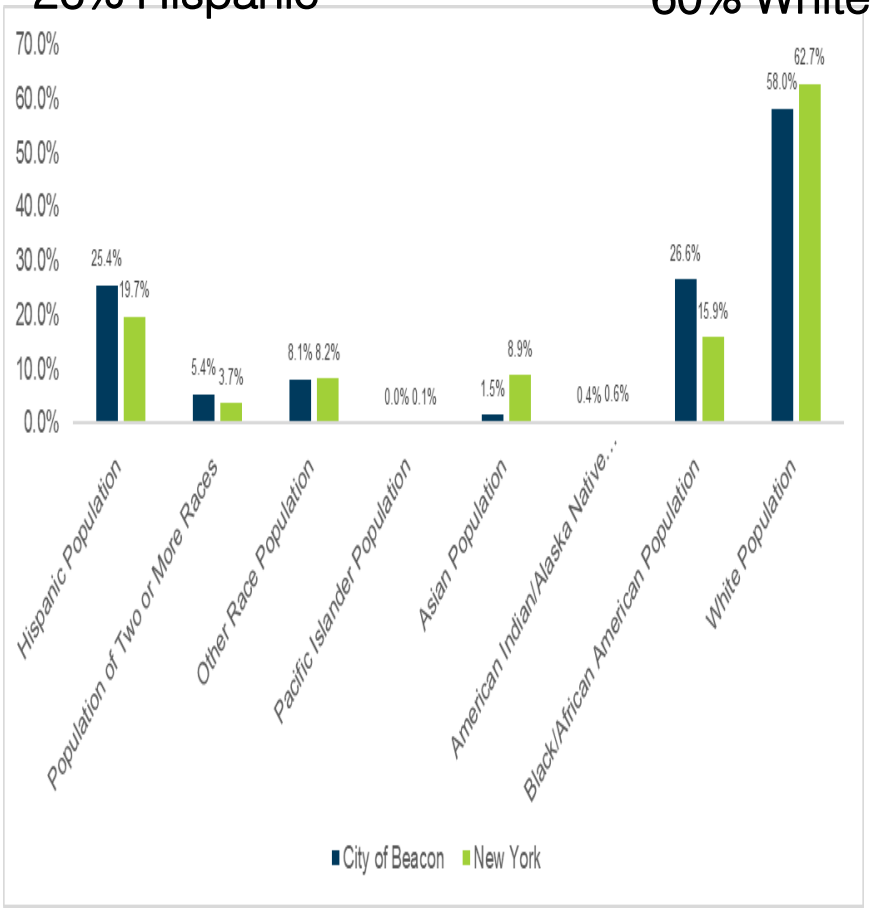
Contents of the Master Plan?

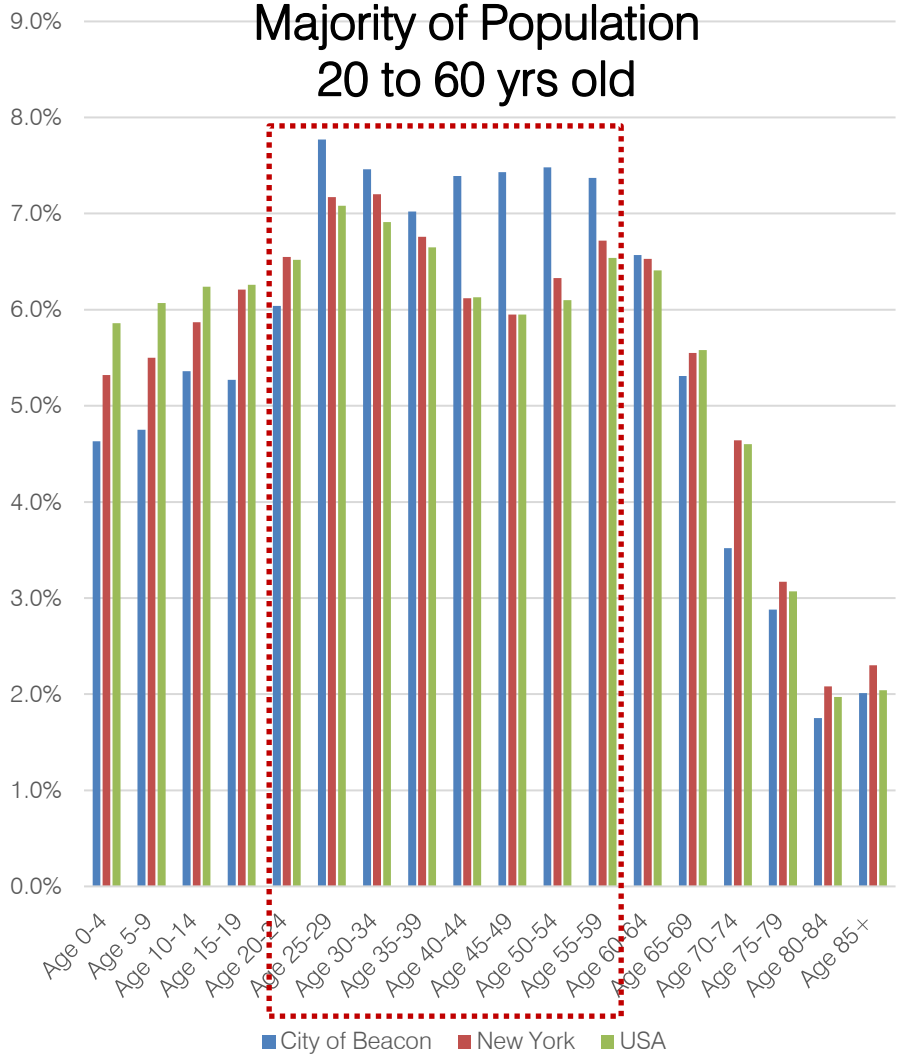
- Executive Summary
- 1.0 – Introduction
- 2.0 – Demographic Profile of Beacon
- 3.0 – Existing Program Inventory & Analysis
- 4.0 – Existing Facility Inventory & Analysis
- 5.0 – Public Engagement
- 6.0 – Recommendations
- Appendices
  - Appendix A – Public Presentations
  - Appendix B – Public Survey Summary
  - Appendix C – Field Inventory
  - Appendix D – Concept Plans

Demographic Profile

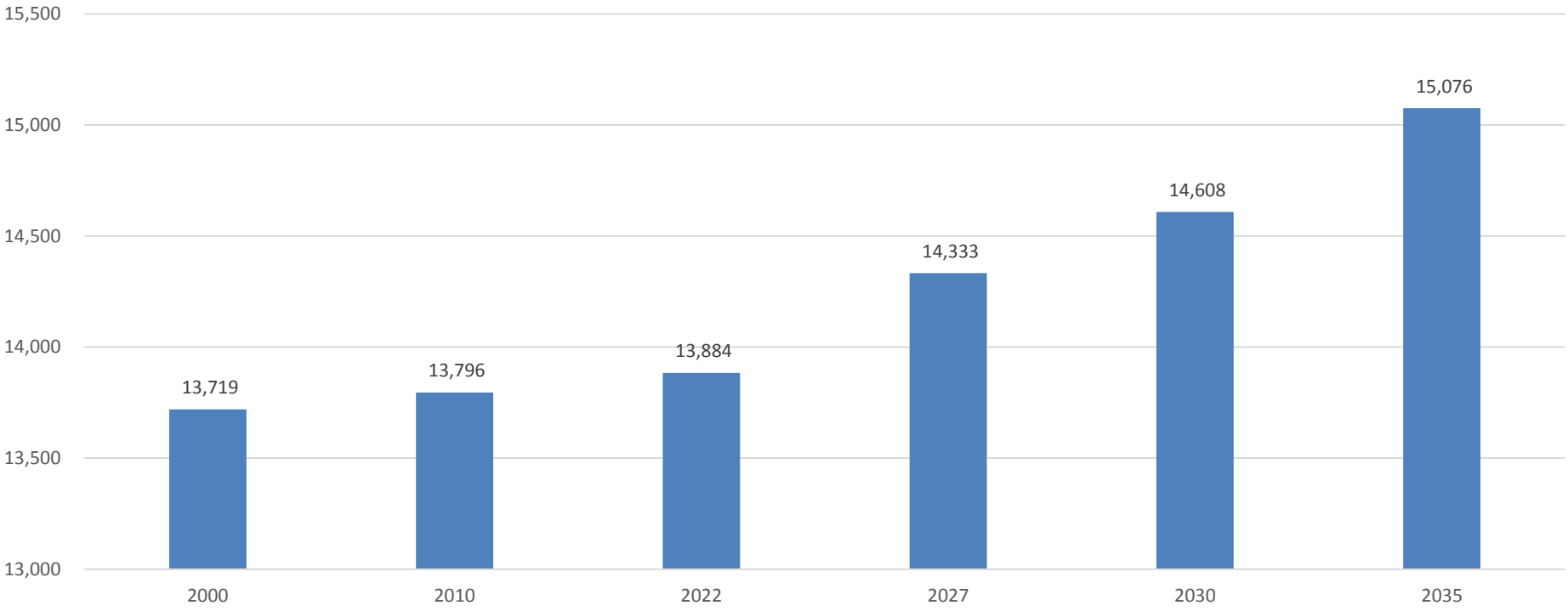
26% Hispanic

60% White



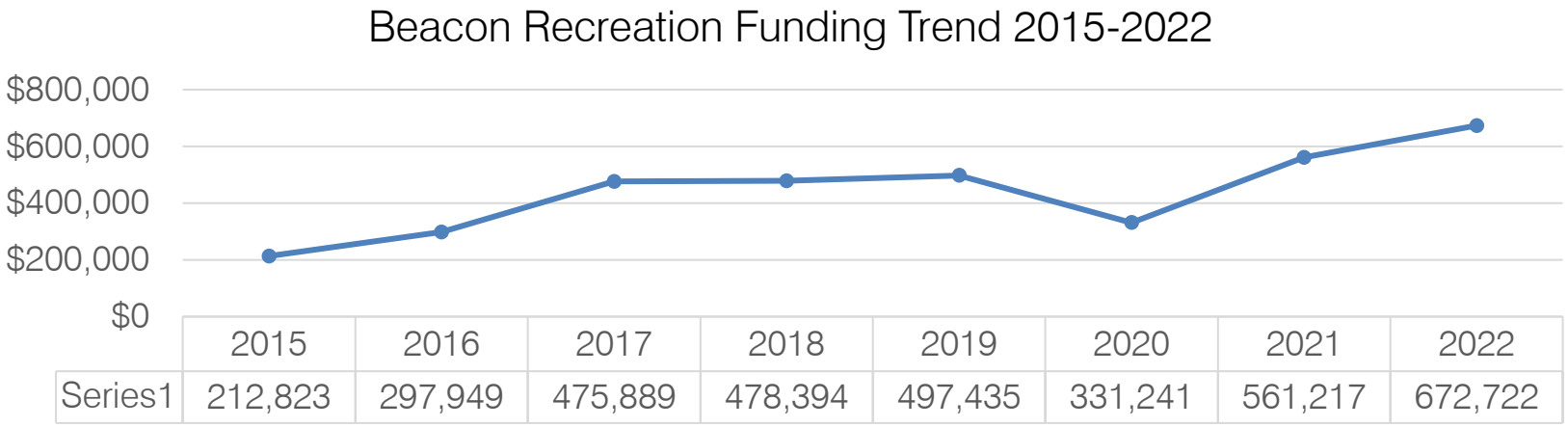


Population Statistics



- From 2000 to 2020, the compound annual growth was -0.02%, but increased to 0.37% between 2020 and 2022
- Future growth is estimated at a rate of 0.64% between 2022 and 2027.
- Estimated population of 15,076 in 2035

Department Statistics



	2015	2016	2017	2018	2019	2020	2021	2022
Series1	212,823	297,949	475,889	478,394	497,435	331,241	561,217	672,722

- Investment in recreation has grown from $212,823 in 2015 to nearly three times the budget at $672,722 in 2022.
- 62% of Total Revenue is from After-School Programs

Activity	2022 Budget
Recreation / Summer Programs	$42,000
After-School Programs	$102,000
Beacon Swimming Pool Facility	$20,000
Total Revenue	$164,000

Public Engagement Summary

Stakeholder Interviews/ Focus Group Meetings (July 7th, 2022)

Interviews and focus group meetings with representatives from committees and commissions, City Staff, council members, special interest individuals and groups, associations, and other service providers (e.g., staff, schools, health clubs, seniors, open spaces, etc.).

Park Ambassadors Share Survey at Events (Summer / Autumn 2022)

- Spirit of Beacon Day - September 24, 2022
- Beacon Sloop Club Pumpkin Festival - October 16, 2022
- Beacon Farmer's Market Halloween Party – October 30, 2022

Online Survey Statistics - 960 Total Responses

- Average Residency: **15 Years**
- **73% owned their home**.
- Respondents were generally **well distributed between all 4 wards**.
- **Over Half** identified as **female**.
- **Over Half** were a couple with children in the home; the **average household size was 3.**
- Approximately **74%** identified as **White/Caucasian**.
- **Over Half** visited a facility at least once / week

Public Engagement Summary

- Parks throughout the City are well maintained, especially given limited operations and maintenance staffing.
- 79% Rated the Overall Quality of Park & Community Facilities **"Satisfactory" or "Outstanding"**
- **70% Need** for a **New or Expanded Community Center**
- **57%** Preferred a Central Community Center
- Age Groups Best Served by Community Center: **Children & Teenagers**

What activities or programs do you and your household typically engage in when visiting City of Beacon parks, community facilities, or trails?



Stakeholder Input

Survey Statistics:

Over the Next Decade…

- Top 3 Facilities in order of Importance:
  1. Open & Natural Spaces
  2. Community & Neighborhood Parks
  3. Trails & Pathways
- Top 3 Items to Address:
  1. Expanded Community Programs & Activities
  2. Development of New Community Recreation Centers
  3. Preservation of Open Space / Land Acquisition
- Top 3 Facilities to improve/expand:
  1. Trails & Pathways
  2. Additional / Improvements to Restrooms
  3. New Community Center
- Top 3 Programs to provide/expand:
  1. Environmental Education & Nature Programs
  2. Music & Art in the Parks
  3. Programs for Teenagers
- Top 3 Programs to Increase Engagement:
  1. Improved Condition of Facilities
  2. Improved Communication
  3. More Programs & Events
- Top 3 Communication Methods
  1. City Website
  2. Social Media
  3. Emails

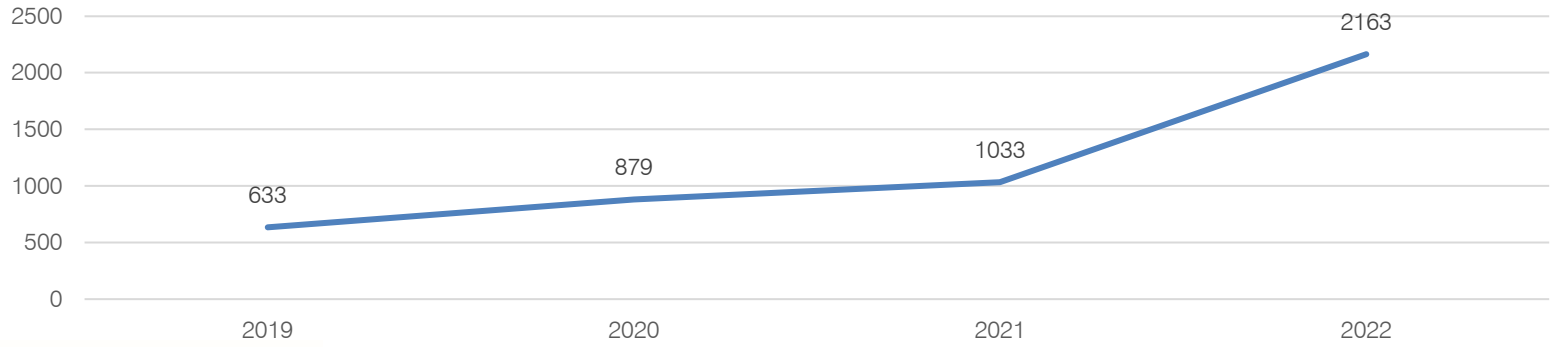
Program Assessment Overview

- Growth in Program Registrations by **250%** from 2019 to 2022
- Program Registrations **Doubled** from 2021 to 2022
- **50%** of program participants were between 0 and 10 years old.

Programs Offered by Age Groups in Beacon

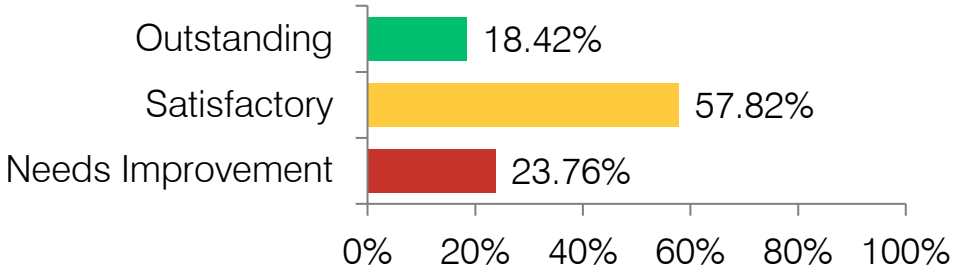
	Percentage of Registration	Approximate % of Population
0 – 10	50%	9.4%
11 – 20	15%	10.6%
21 – 30	3%	13.8%
31 – 40	13%	14.5%
41 – 50	9%	14.8%
51 – 60	3%	14.9%
61 – 70	4%	11.9%
71 – 80	2%	3.5%

Beacon Program Registration Trends 2019-2022

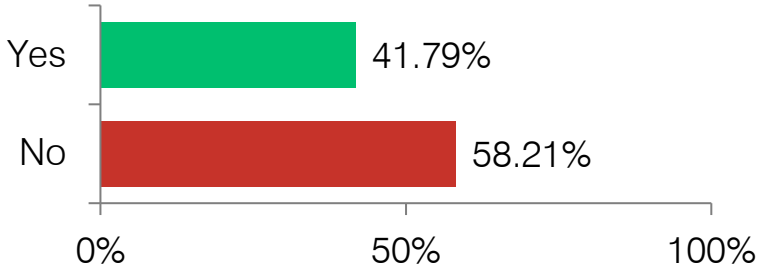


Analysis of Recreation Programs

Satisfaction With the Quality of Recreation Programs Offered



Satisfaction With the Number of Recreation Programs Offered

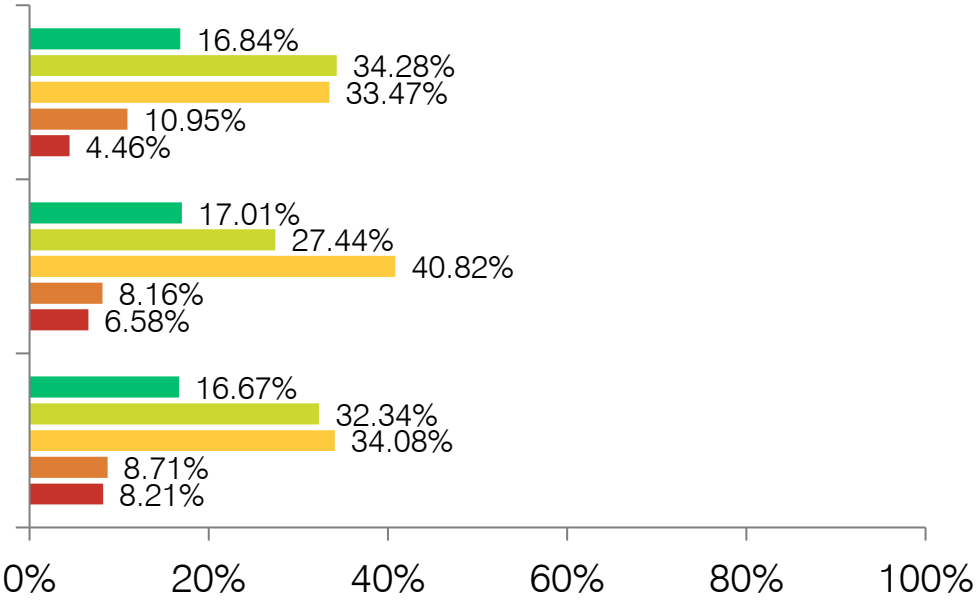


How satisfied area you with….

...events you and your household have attended or participated in over the past two (2) years?

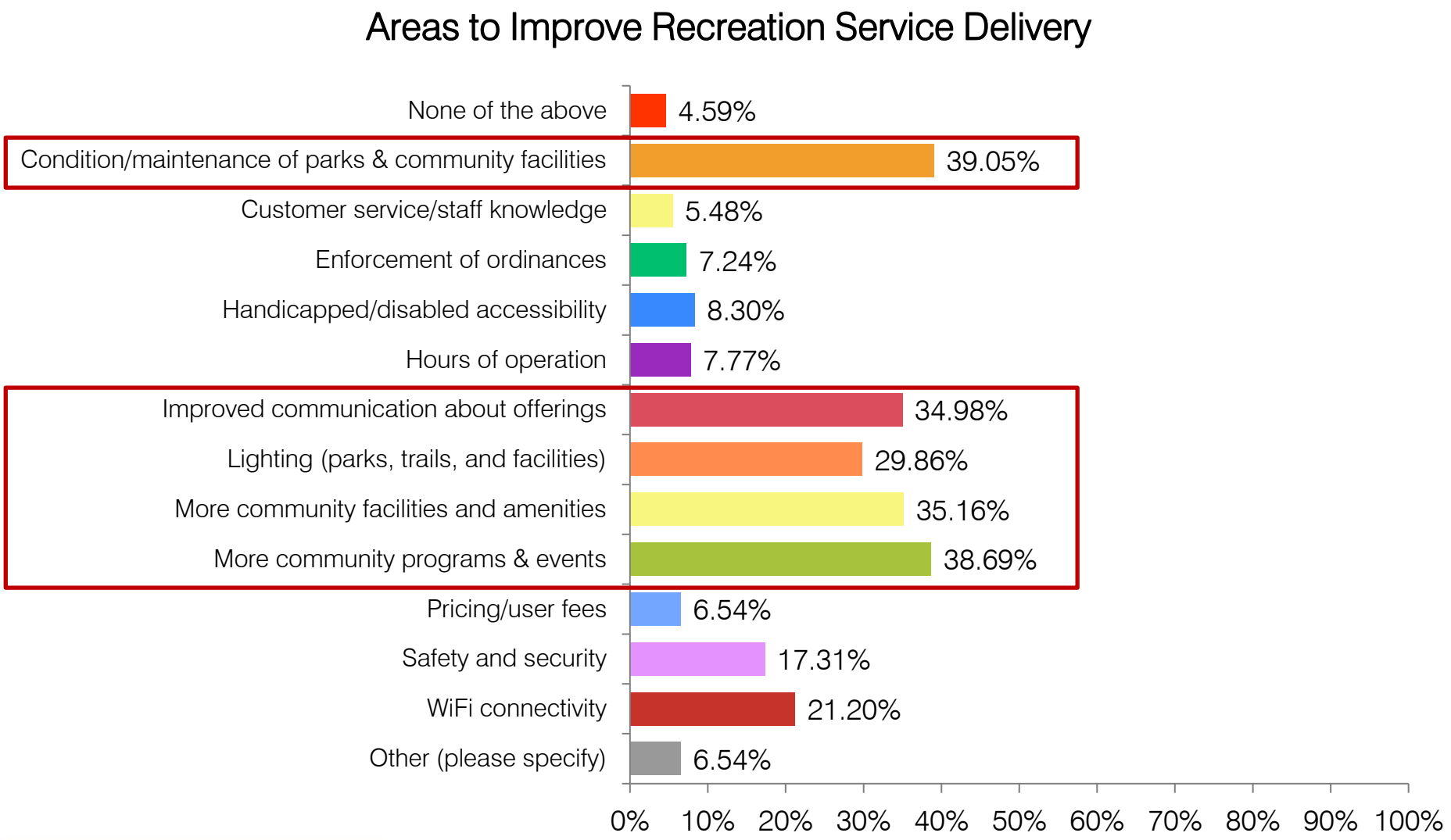
...classes or activities you and your household have attended or participated in over the past two (2) years?

...clubs or leagues you and your household have attended or participated in over the past two (2) years?



Very Satisfied Not Satisfied

Analysis of Recreation Programs



Program Recommendations Overview

Improve/Expand:

- Special event programming
- Review recreational program offerings and adjust annually
- Access to athletic fields for existing and new user groups

- Communication
- Funding for maintenance





Facility Assessment Overview

Strengths

- Heavily utilized Park System
- Passive & active facilities
- Facilities for a wide variety of age ranges/interests
- Maintenance & Implementation of Improvement Projects
- Partnership with other private/public providers

Areas of Improvement

- Facility upgrades/ Maintenance
  - ADA Accessibility
  - Playgrounds
  - Drainage
  - Signage & Wayfinding
  - Parking
  - Lighting
- Lack of connection to larger resources, trails
- Community participation

General Recommendations

1. Conduct Feasibility Study for community center
2. Implement and update ADA Transition Plan
3. Develop Maintenance Standards for Level of Service
4. Develop plans for expanded recreational uses/ changing trends
5. Preserve and expand open space
6. Improve/Upgrade existing facilities and outdated amenities that no longer meet the needs of Beacon
7. Expand walking paths and trails to improve connectivity and update signage/maps
8. Explore additional use of school district facilities / partnerships

Park Specific Recommendations

Recommendation Timeframes:

- Near-term (0-2 years)
- Mid-term (3-5 years)
- Long term (5-10 years)
- On-going (continued maintenance).

Recommendations Classifications:

- Compliance: Audits or assessments necessary to identify and renovate areas within the facility to comply with the latest codes and standards.
- Maintenance: Repairs necessary to maintain and operate facilities to meet the current goals and objectives of the City.
- Upgrades: Modifications or rehabilitations necessary to improve efficiencies, expand program offerings, comply with the latest codes and standards, or introduce new facilities without the need for a comprehensive reconstruction.
- Comprehensive: Reconstruction or replacement of current park facilities to improve efficiencies, reduce financial burdens, or introduce new programs and facilities.

Concluding Thoughts

- Beacon's investment in recreation has grown from $212,823 in 2015 to nearly three times the budget at $672,722 in 2022.

- Parks throughout the City are well maintained, especially given limited operations and maintenance staffing.

- Most areas of improvement are related to outdated amenities and facilities
- Accessibility, tree planting/maintenance, and improved signage are recommended.
- Partnerships with local organizations is critical for programming and space.
- Strengthening the community connections between regional facilities are important.
- Developing a central Community Center will meet the needs and desires of many residents, particularly children and youth.



COMMUNITY FACILITY & PROGRAM REPORT

Thank you!

Questions?

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City of Beacon City Council Agenda
02/06/2023

Title:

Proposed Local Law to Require the Electrification of Residential and Commercial Buildings

ATTACHMENTS

Excerpt of the New York State Climate Change Final Scoping Plan Regarding Buildings

Keane & Beane, P.C. Memorandum Regarding Alternative Legislative Measures to Promote the Electrification of Buildings in the City of Beacon (Dec. 21, 2022)

Keane & Beane, P.C. Memorandum Regarding Building Efficiency Standards Decision Tree (Jan. 6, 2023)

Keane & Beane, P.C. Updated Decision Tree Memorandum (Jan. 20, 2023)

Proposed Local Law to Require the Electrification of Residential and Commercial Buildings



NEW YORK STATE | Climate Action Council

SCOPING PLAN

Full Report
December 2022



Chapter 12. Buildings

12.1 State of the Sector

Overview

New York's residential and commercial buildings sector encompasses over 6 million buildings, which are home to 7.4 million households and include over 5 billion square feet of commercial and institutional space where New Yorkers work, learn, gather, and access essential services. The State's large geography, varied climate, and vibrant economy drives a diverse buildings mix, as discussed further below. Statewide, New York's residential and commercial buildings are older than the national average, pointing to opportunities for upgrading buildings in ways that improve both quality of life and energy performance. In addition, nearly half (48%) of households statewide are low- to moderate-income (LMI) households, underscoring the importance of careful attention to housing and energy affordability.

Residential and commercial buildings use energy for heating, ventilation, and air conditioning (HVAC), water heating, lighting, refrigeration, cooking, computer and office equipment, and other small appliances. Direct greenhouse gas (GHG) emissions from the buildings sector come from burning fossil fuels onsite in residential and commercial buildings, primarily for space and water heating, and associated upstream emissions. This chapter addresses strategies for reducing GHG emissions attributable to residential and commercial buildings, whereas strategies for mitigating emissions attributable to industrial facilities are addressed in *Chapter 14. Industry*.

Emissions Overview

The buildings sector was the largest source of emissions in 2019, responsible for 32% of emissions statewide, which includes the combustion of fossil fuels in residential (34%) and commercial buildings (19%), emissions from imported fuels (33%), and hydrofluorocarbons released from building equipment and foam insulation (14%). The fuels used in buildings today include fossil natural gas, distillate fuel (e.g., heating fuel oil #2), wood, propane, kerosene, and residual fuel.

Decarbonizing building operations describes the reduction or elimination of GHG emissions from building end uses through energy efficiency improvements to reduce energy demand and through switching from equipment and systems powered by burning gas, oil, or other fossil fuels to highly efficient equipment and systems powered by zero-emission energy sources. In addition, embodied carbon associated with building construction can be reduced through building reuse and through using lower-carbon materials or carbon-sequestering products.

The integration analysis indicates that energy efficiency and managed electrification in buildings will be critical to meet New York State's GHG emissions limits under the Climate Act. All scenarios modeled in the integration analysis include rapid adoption of high-efficiency heat pumps so that one to two million energy-efficient homes use heat pumps by 2030, and by 2050, the large majority of buildings statewide use electric heat pumps for heating, cooling, and hot water. Switching from fossil fuels to heat pumps for heating and hot water will immediately and significantly reduce GHG emissions and criteria pollutants from buildings (as powered by the State's electric grid today). As the State advances toward a zero-emission electricity sector by 2040, electrification will enable buildings to operate with virtually zero emissions. To manage the impacts of widespread electrification on the State's electric grid, it also will be essential that buildings make significant investments in energy efficiency, install a diverse mix of heat pump technologies, and adopt smart controls, energy storage, and other load flexibility measures. As modeled in the integration analysis scenarios, widespread improvements to building envelopes (air sealing, insulation, and replacing poorly performing windows) will reduce energy demand from the buildings sector by 30% to 50% by 2050. The adoption of ground-source (or geothermal) heat pumps (GSHPs) and installation of heat pumps with fuel backup further reduce the amount of electricity needed on the coldest days of the year, relative to air-source heat pumps (ASHPs) with electric resistance backup. The integration analysis finds that rapid and widespread building efficiency and electrification is needed and supported by the strategic utilization of alternative fuels.[210]

Electrification of space and water heating with high-efficiency heat pumps is a viable approach to decarbonizing operations for nearly all types of buildings in New York. Modern heat pumps that work in very cold weather are commercially available and able to keep homes and businesses safe and comfortable year-round, as long as they are properly chosen, sized, installed by appropriately trained workers, and paired with an energy-efficient building envelope and HVAC system design. Electrically powered heat pumps circulate refrigerant to move heat from one place to another – typically between indoors and the air, ground, or water outside. GSHPs perform well in extreme temperatures without the need for electric resistance or fuel backup since heat is exchanged between the building and stable ground temperatures via an underground piping system. Cold climate ASHPs also work efficiently in New

[210] See Appendix G: Integration Analysis Technical Supplement. Scenario 2 (called "Strategic Use of Low-Carbon Fuels") modeled in the integration analysis projects that 20% of installed heat pumps are GSHP and 80% are cold climate ASHP, of which one in 10 air source heat pumps (ASHPs) are modeled to use fuel backup to meet heating demands during the coldest 5% of hours. In this scenario, renewable natural gas (RNG) is used in the buildings sector, assuming a 9% RNG blend in gas pipelines by 2030 and 100% RNG to meet dramatically reduced gas demand in buildings by 2050. Green hydrogen use is limited mostly to transportation, industrial purposes, and electricity reliability in this scenario, though a small amount of hydrogen is used to power the Con Ed district system by 2050, with steam demand reduced by about 66% as many existing customers electrify in whole or in part.

York's climate, but in very cold outdoor conditions both their heating capacity (output) and efficiency (coefficient of performance) are reduced, and supplemental heat may be used. At a district or community-scale, underground pipes can be installed alongside other infrastructure to distribute thermal energy among multiple buildings; these thermal energy networks can recycle waste heat among diverse building types, provide load smoothing, and drive economies of scale. Compared with fossil fuel or electric resistance heating systems, ASHPs are two to three times more efficient, and GSHPs are three to five times more efficient on a seasonal basis; even higher efficiencies are possible through heat recovery and thermal energy networks.

Cold climate ASHP systems, GSHP systems, and thermal energy networks have different upfront costs, operational costs, seasonal efficiency performance, and impacts on electric peak load during the coldest hours. The integration analysis modeled a high ground source/district loop heat pump system sensitivity to examine how more widespread use of ground source heat pumps and district geothermal thermal energy networks could help reduce electric grid system impacts from electrified space heating, while reducing GHG emissions by substituting clean thermal energy sources for fossil fuel heating systems. It showed that if energy efficiency upgrades lag and ASHP installations perform poorly during very cold hours, then energy use and electric system costs would increase; or alternatively in this scenario, more GSHPs/thermal energy networks could be installed at a higher cost that is approximately balanced out by electric system savings.[211] Lower demand from the buildings sector with more GSHPs and thermal energy networks would lead to lower electric system investments in firm capacity, battery storage, renewables, and the distribution grid. Ongoing analysis is warranted to monitor the relative cost trajectories of GSHP and district thermal energy networks versus electric peak costs.

Regional differences in New York also warrant ongoing consideration as technologies, markets, and policies evolve to enable the transition to an efficient, electrified building stock. New York's downstate region (Long Island, New York City, and Westchester County) is characterized by dense urban areas and a mixed climate (Climate Zone 4A, mixed humid). These cities and towns often have higher costs for construction and real estate, more multifamily housing and leased space, and taller buildings with denser occupancy. Median household incomes are typically higher in downstate counties than in upstate New York; however, Bronx County has the lowest median household income and the highest poverty rate of any county in the state (U.S. Census Bureau, American Community Survey 5-Year Estimate, 2016-2020).

[211] See Appendix G: Integration Analysis Technical Supplement.

Inequality is high in New York City, where nearly one in five residents lives in poverty and over 40% of the population lives in poverty or near poverty.[212]

Challenges to installing heat pumps in downstate New York are high installation costs, high electricity costs, the provision of gas service lines and extensions of gas mains at no or low cost to individual new customers, and uncertainty on how to design systems for existing high-rise buildings. This milder climate downstate allows for smaller heating systems, and single-family homes can use heat pumps as a whole-home solution without supplemental heat. Larger multifamily, mixed-use, or complex commercial buildings may have logistical constraints (e.g., limited roof area) that result in heat pump systems needing supplemental heat (e.g., electric resistance or pre-existing gas-fired system) on the coldest days. However, it is anticipated that supplemental heat will be phased out as envelopes are improved and heat pump technology advances to meet the needs of existing high-rises. Large buildings in New York City that purchase Con Edison's district steam for heating and hot water may prioritize system optimization, energy recovery, and partial electrification to minimize steam consumption in advance of the potential decarbonization of the district steam system.

The upstate region is characterized by suburban and rural communities, as well as small and moderate-sized cities, with cooler climates (Climate Zones 5, cool-humid and Zone 6, cold-humid). These smaller cities, towns, and villages have lower cost real estate and more single-family homes and low-rise buildings. Median incomes are typically lower than in downstate New York, with those in the Southern Tier being among the lowest in the state. In the Southern Tier and in the mostly rural and suburban counties in the Mohawk Valley and the North Country regions, low-income households are more likely to live outside census tracts that are geographically designated as Disadvantaged Communities.[213]

Challenges to installing heat pumps in upstate New York are high installation costs, the provision of gas service lines and extensions of gas mains at no or low cost to individual new customers, limited availability of equipment and trained installers and contractors, and uncertainty on how to design efficient systems that can handle sub-zero temperatures without supplemental heat. In addition, rural areas with above-ground electric wires are more vulnerable to prolonged power outages in winter storms; while

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[212] The Mayor's Office for Economic Opportunity. 2021. New York City Government Poverty Measure 2019. Available at https://www1.nyc.gov/site/opportunity/poverty-in-nyc/poverty-measure.page

[213] Based on New York State's Draft Disadvantaged Communities Criteria. December 2021. See the "Draft Disadvantaged Communities Criteria Overview Fact Sheet" available at https://climate.ny.gov/disadvantaged-communities-criteria/.

furnaces and boilers also require electricity to operate, a heat pump system requires significantly more power (watts) to run, pointing to the need for resilience solutions that go beyond a portable generator. However, the upstate region also has certain advantages that may help transition these homes and businesses to heat pumps. First, homes and buildings upstate are likely to have ample outdoor space for ASHP outdoor units or GSHP ground loops. Second, where gas infrastructure is less developed, as in many rural areas and on Long Island, New Yorkers heating with delivered fuel oil or propane can benefit from significant energy bill savings by switching to an energy-efficient heat pump. Third, New York's upstate region has the cleanest electricity in the country.[214]

In New York's coldest northern and mountainous regions, some homes that install cold climate ASHPs may need supplemental heat (wood, home heating oil, propane, or gas) for the coldest days to maintain comfort, avoid oversized heat pumps that lead to inefficient operation, and offer a backup source of heat during a power outage (paired with a generator as needed). Counties in the North Country, Mohawk Valley, and Capital regions are the coldest in New York.[215] Heating systems there need to keep buildings warm in winter temperatures that fall below zero (0ºF), a design temperature at which available cold climate ASHP products tend to be installed with supplemental heat. The U.S. Department of Energy's ongoing Residential Cold Climate Heat Pump Technology Challenge is working in partnership with the U.S. Environmental Protection Agency, Natural Resources Canada, heat pump manufacturers, and other stakeholders to accelerate the development and commercialization of next-generation cold climate ASHPs, including products that are optimized for -15°F (-26°C) operation, which like GSHPs would meet consumer comfort, safety, and efficiency needs in even the coldest New York regions.

Vision for 2030

By 2030, one to two million energy-efficient homes should be electrified with heat pumps, and heat pumps should provide space heating and cooling for 10% to 20% of commercial space statewide. Heat pumps should become the majority of new purchases for space and water heating by the late 2020s. From 2030 onward, more than 250,000 New York homes and thousands more commercial buildings each year are expected to be retrofitted or constructed to be energy-efficient and to install heat pumps for primary

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[214] Carbon dioxide equivalent emissions on a 100-year basis in the eGrid region NPCC Upstate New York (NYUP) were 234.5 pounds of CO_2e per megawatt hour of electricity produced in 2020. Emissions from the next cleanest eGrid region California (CAMX) were 515.5 pounds of CO_2e per megawatt hour that year. U.S. Environmental Protection Agency. https://www.epa.gov/system/files/documents/2022-01/egrid2020_summary_tables.pdf

[215] Based on the 99% Heating Design Temperature (°F) by county in the ASHRAE 2013 Manual J Design Conditions 8th Edition.

heating, cooling, and hot water, which is more than a tenfold increase from annual adoption today. This rapid market growth is projected to generate more than 100,000 new jobs in energy-efficient construction and clean heating and cooling. Public support for job growth and training in electrification and energy efficiency services will provide both new and incumbent workers with opportunities in the clean energy economy (see Table 10 and Strategy B8), while in-state engineering companies and manufacturers expand innovation and capacity to serve the growing New York and regional markets.

To achieve this dramatic growth, New York should invest in a significant scale-up of financial support for energy-efficient building envelope upgrades and electric heat pump systems, with priorities afforded to Disadvantaged Communities. State codes should require new construction to be highly efficient, zero-emission, and resilient to the effects of climate change. State regulations should be in place to phase out fossil fuel use in existing buildings by requiring zero-emission equipment and appliances at the time of replacement and by setting energy efficiency performance standards for large existing buildings. These regulations will send a clear policy signal, with compliance dates that allow regulated entities to plan and build capacity while regulators protect households from cost burdens. Utility price signals and technological innovation also should support expansion of grid-interactive buildings, energy storage, and other demand-side solutions for load shifting, reducing the need to operate peaker power plants and to build additional grid capacity. Throughout this transformation and through the strategies in this Scoping Plan, LMI households and frontline communities will need to be protected from displacement and threats to affordability.

Vision for 2050

By 2050, 85% of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks. New York should have advanced a managed, phased, and just transition from reliance on fossil natural gas in buildings to a clean energy system (see *Chapter 18. Gas System Transition*). Embedded subsidies for fossil fuels will have been eliminated, and energy-efficient, zero-emission buildings will have become the most cost-effective option in a clean energy economy that supports secure jobs and demonstrates leadership in innovation. Investments in research and development will have brought affordable batteries and thermal storage, grid-interactivity, ultra-low global warming potential (GWP) refrigerants, and advanced technical solutions for the hardest-to-electrify building types to market. All New Yorkers will benefit from a just transition that supports vibrant, healthy communities and repairs structural inequalities in access to housing, credit, employment, economic opportunities, environmental resources, and a clean and healthy environment.

Table 10. Sector Spotlight: Timelines for a Just Transition in the Buildings Sector

- The JTWG Jobs Study found that residential HVAC, residential shell, commercial HVAC, and commercial shell subsectors will experience the most growth in clean energy jobs, with installation and repair jobs comprising almost two-thirds of all jobs added by 2030. Activities like heat pump installation and weatherization work will employ construction laborers, HVAC workers, electricians, plumbers, pipefitters, and insulation workers in local communities statewide.
- In scenarios modeled in the integration analysis, fuel consumption in the buildings sector is modeled to decline by roughly 33% by 2030 and 58% by 2035. Electric heat pumps are modeled to grow rapidly from a niche market to comprise the majority share of heating and hot water system sales from 2028 onward, and nearly all heating and hot water system sales by 2035. As compared with business-as-usual, energy-efficient building shell installations are modeled to more than triple by 2025 and to be six times higher by 2030.
- The 2020s thus represents a key period for job growth and training for workers who are doing energy efficiency and electrification work in the buildings sector. Gas distribution jobs are modeled to roughly stay flat through 2030, before declining in the 2030s, whereas heating oil jobs will decrease sooner.
- With legislation passed and a new regulatory regime under development, gas distribution workers will have the remainder of the decade to learn about and get trained on community and utility thermal energy network systems at-scale before gas distribution employment is projected to drop-off – as one pathway to utilize transferrable skills.
- As described in *Chapter 7. Just Transition*, the State should conduct prospective market assessments and analyses on the detailed occupations that will support job growth across the residential and commercial buildings sectors. Market analysis on these occupations should include an assessment of wraparound service needs, career pathways, and skills transferability for new and existing buildings workers, and should inform the scale-up of workforce development and training.
- Coordination across the New York State Energy Research and Development Authority (NYSERDA), New York State Department of Labor (DOL), and the Office of Just Transition, as well as direct engagement with labor unions and Registered Apprentice programs, is a vital part of understanding and responding to these market needs and to ensuring trained installers.

Existing clean energy jobs:	165,200	Potential job growth by 2030: 2040:	+135,700 +197,600
Existing fuels jobs:	13,600	Potential job loss by 2030: 2040:	-2,600 -8,000
		Potential net job creation by 2030: 2040:	+133,100 +189,600

Note: Job impact data from JTWG Jobs Study (Scenario 2 Initial Employment Outputs), rounded to the nearest hundred. Jobs figures here may be partial due to differences in sectoral breakdown between Scoping Plan Chapters and Jobs Study; additional analysis found in the Jobs Study.

Existing Sectoral Mitigation Strategies

Catalyzing energy efficiency and electrification of space and water heating in buildings is a pillar of New York's climate and equity agenda. The New Efficiency: New York strategy demonstrates the State's commitment to reducing energy waste, fossil fuel use, and GHG emissions in the buildings sector, and doing so in a manner that advances equity, creates, and transitions to clean energy jobs in communities statewide, supports energy affordability, prioritizes benefits to Disadvantaged Communities, and expands access to comfortable, healthy, and energy-efficient homes and businesses. New York invests over $1 billion in public funds annually for State- and utility-administered grant and market development programs focused on energy-efficient buildings. This includes a coordinated, statewide framework to

benefit LMI New Yorkers and the launch of the NYS Clean Heat initiative. The State's clean energy workforce training initiative helps to equip the current and future workforce while increasing industry diversity and job opportunities in line with a just transition. Another long-standing priority is catalyzing innovation and bringing leading technologies and companies to New York, for example, through public-private partnerships that spur scalable demonstration projects for visionary, low-carbon buildings.

New York's 2022–2023 State Budget includes a $25 billion, five-year housing plan that will create or preserve 100,000 affordable homes across New York with a focus on economic recovery, social justice, improved digital connectivity, and climate action. The plan also provides for electrification and energy efficiency work to be ready for electrification in an additional 50,000 homes. Under the plan and its Sustainability Guidelines issued in 2022, New York State Homes and Community Renewal (HCR) is working to produce high quality affordable housing with improved building envelope performance and significantly lower or zero on-site GHG emissions from fossil fuel burning appliances. As noted in the Barriers and Opportunities Report, addressing the climate and housing crises in tandem will be more effective than addressing them separately.

The Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 bolsters New York's regulatory and policy environment to support energy efficiency and GHG reduction strategies in buildings along with expanded appliance standards. Additionally, the Utility Thermal Energy Network and Jobs Act requires the Public Service Commission (PSC) to develop a regulatory structure for utility thermal energy networks for heating and cooling homes, and utilities to launch pilot projects. The New York State Department of Environmental Conservation (DEC) also has adopted regulations that prohibit certain hydrofluorocarbons (HFCs) in specified uses (such as commercial refrigeration and large air-conditioning equipment) (6 NYCRR Part 494). Executive Order Number 22 builds upon progress and sets new goals for the State's lead-by-example sustainability and climate directives for State agencies.

Even as New York demonstrates leadership, the speed and scale of action to decarbonize buildings must accelerate dramatically. Meeting New York's ambitious climate requirements and goals in the residential and commercial buildings sector requires multi-pronged policy action, including new regulations and a major scale-up of public investments, to break through thorny market barriers and to manage significant risks to achieving the necessary equity and emissions reduction outcomes. The strategies recommended for the buildings sector work to achieve the Climate Act's energy efficiency requirement for 2025, and critically, to spur more rapid and widespread end-use efficiency and electrification in buildings.

Key Stakeholders

Collaboration is critical among multiple State agencies, local governments, the federal government, consumers, nongovernmental organizations (NGOs), New York's electric and gas utilities, affected workers and unions, and industry actors including the construction and building improvement industry, real estate actors, and clean energy businesses. Stakeholder engagement must include meaningful involvement of households, businesses, and community-based organizations from frontline communities, LMI households, public housing authorities and residents, environmental justice organizations, and affordable housing groups.

12.2 Key Sector Strategies

The key strategies within this sector are organized into four themes, as shown in Table 11. As described there in greater detail, the labor standards discussed in *Chapter 7. Just Transition* are intended to apply throughout this Scoping Plan, including for the buildings sector, as a means of promoting good, family-sustaining, union jobs accessible to all New Yorkers and achieving a true just transition.

Table 11. Buildings Sector Key Strategies by Theme

Theme	Strategies
Adopt Zero-Emission Codes and Standards and Require Energy Benchmarking for Buildings	B1. Adopt Advanced Codes for Highly Efficient, Zero-Emission, and Resilient New Construction B2. Adopt Standards for Zero-Emission Equipment and the Energy Performance of Existing Buildings B3. Require Energy Benchmarking and Disclosure
Scale Up Public Financial Incentives and Expand Access to Public and Private Low-Cost Financing for Building Decarbonization	B4. Scale Up Public Financial Incentives B5. Expand Access to Public and Private Low-Cost Financing B6. Support Development of Thermal Energy Networks B7. Align Energy Price Signals with Policy Goals
Expand New York's Commitment to Market Development, Innovation, and Leading-by-Example in State Projects	B8. Invest in Workforce Development B9. Scale Up Public Awareness and Consumer Education B10. Support Innovation B11. Reduce Embodied Carbon from Building Construction
Transition from Hydrofluorocarbons	B12. Advance a Managed and Just Transition from Reliance on Hydrofluorocarbon Use

As a cross-cutting strategy, New York should establish a 2030 target for the buildings sector that is commensurate with the level of electrification and efficiency needed to achieve the State's climate goals and should then monitor progress to ensure that policies and programs are in place to achieve this target.

Adopt Zero-Emission Codes and Standards and Require Energy Benchmarking for Buildings

When new buildings are constructed, clear and cost-effective opportunities exist for decarbonizing building operations and reducing embodied carbon emissions. Fulfilling these opportunities will have long-term impacts throughout the construction market. Advanced codes will minimize the near-term installation of additional fossil fuel equipment and ensure that new buildings going forward are resilient to the impacts of climate change. State entities will lead by example in this regard pursuant to Executive Order 22, which requires sustainable procurement specifications and that from 2024 onward all new construction submitted for permitting by affected State entities shall avoid building systems or equipment that can be used for the combustion of fossil fuels (to the fullest extent feasible with allowance for necessary use for backup emergency generation and process loads).

In existing buildings, the best opportunity for energy improvements is during routine home and capital improvements and when HVAC equipment is retired from service. Since the useful life of HVAC equipment ranges from 15 to 30 years, seizing the opportunities to electrify New York's over 6 million buildings by 2050 requires near-term action.

Electrification and efficiency improvements in existing buildings present a larger challenge of sheer scale. The New York State Energy Research and Development Authority (NYSERDA), DEC, and New York State Department of State (DOS) should work together to adopt regulatory requirements that will bring about the end of fossil fuel combustion in buildings by prohibiting replacement of fossil fuel equipment at end of useful life, coordinated with action taken by the PSC and New York State Department of Public Service (DPS) to regulate gas utilities and with New York State Department of Labor (DOL) and the Office of Just Transition to promote workforce development. Building performance standards also will compel efficient operation of buildings and capital investments in high-performance building envelopes and efficient HVAC systems.

These regulations and complementary market support must be thoughtfully designed to drive adoption of highly efficient heat pump systems that are coupled with measures that reduce thermal energy demand, rather than uptake of inefficient alternatives such as electric furnaces or boilers. If not managed, there is a risk that consumers could install inefficient electric equipment in inefficient buildings; this would result in higher ongoing electric bills for building occupants and, if widespread, excessive system peak electricity demands that would be extremely costly to meet. Put simply, policy action to decarbonize buildings must address both energy efficiency and electrification.

Advancing equitable outcomes for lower-income households and Disadvantaged Communities also demands careful design of regulatory actions and complementary strategies. The Climate Justice Working Group (CJWG) expressed support for regulatory sunset dates for combustion equipment in buildings provided that these regulatory actions are coupled with additional goals and public investments to benefit Disadvantaged Communities. This Scoping Plan endorses this condition for regulatory action and proposes complementary strategies to minimize the risk of negative impacts on lower-income and vulnerable households while prioritizing investments that benefit affordable housing and Disadvantaged Communities.

For buildings, resilience is the ability of the building systems to be prepared for, withstand, adapt, and quickly recover from disruptions such as severe weather, power outages, and chronic changes to the climate. Given the increased frequency of extreme weather events, which also increase the probability and scale of electric grid outages, it is critical to consider and manage risks to resilience when electrifying the heating systems of buildings. Flexible technologies and grid-interactive appliances that actively manage building energy consumption can contribute to improved grid reliability and resilience. At the building level, high-performance building envelope features prolong passive survivability. Additional resilience strategies include on-site renewable energy that is able to operate independent of the grid, energy storage, and electric vehicle (EV) battery-interactive capabilities. The resilience of building and energy systems is a priority area for public investment in research, solution development, and demonstration projects.

B1. Adopt Advanced Codes for Highly Efficient, Zero-Emission, and Resilient New Construction

This Scoping Plan recommends adopting zero-emission State codes as an important policy lever that can contribute to the rapid transformation presented in the integration analysis. New York City's Local Law 154 of 2021 sets carbon dioxide (CO_2) emission limits that effectively prohibit fossil fuel combustion equipment for heating, hot water, and most appliances in new construction, beginning in 2024 for lower-rise residential, and by 2027 for commercial and large multifamily. The State should adopt comparable codes, applicable to all municipalities, to prohibit fossil fuel combustion systems and fossil fuel combustion equipment in new construction.

Components of the Strategy

The Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 requires the New York State Energy Conservation Construction Code (Energy Code) to be updated to achieve energy efficiency and GHG emission reductions in support of the Climate Act. DOS and the New York State Fire

Prevention and Building Code Council (Code Council) – in consultation with DEC, NYSERDA, other State entities including the Office of Just Transition and other Climate Action Council (Council) agencies, local governments, and interested stakeholders – should adopt codes and standards for new construction (and additions and alterations as applicable) of residential and commercial buildings to be built to a highly efficient, zero-emission standard, and incorporate requirements for building resilience. In coordination, the PSC and DPS should work with New York's electric and gas utilities to account for updates to building codes and standards in their distribution system planning and infrastructure investments and with regard to relevant occupational licensing requirements, while continuing to enhance the associated tools and data available to customers and stakeholders.

- **Update regulations to improve energy efficiency and building resilience:**
  - 2025: Adopt highly efficient State Energy Code for new construction (and additions and alterations as applicable) of residential and commercial buildings to require highly insulated thermal performance and air tightness; electric readiness for space conditioning, hot water, cooking, and dryers; EV readiness where parking is provided; and solar wherever the opportunity exists and is feasible (with allowances for green roofs and other uses of rooftop space).[216] These requirements should apply to construction of buildings that file for a building permit starting in 2025.
  - 2025: Adopt additional building resilience features into State codes for new construction (and additions and alterations as applicable) to require energy storage or on-site renewable generation that is able to operate independent of the grid, with specifications for sizing to meet resilience demands.217 Also require grid-interactive electrical appliances as feasible (such as batteries and hot water heaters) to support grid reliability and eliminate barriers to residential adoption of GSHPs. These requirements should apply to construction of buildings that file for a building permit starting in 2025.
- **Adopt regulations to end on-site emissions:** DOS, NYSERDA, and the Code Council should advance code provisions that prohibit fossil fuel combustion equipment for space conditioning,

[216] In the context of building energy codes and standards, residential buildings include one- and two-family attached or detached dwellings, and multifamily buildings three or fewer stories above grade. Commercial buildings are all buildings other than low-rise residential buildings, including multifamily high-rise residential buildings over three stories in height above grade. Buildings containing both residential and commercial spaces are generally considered separately with respect to compliance with model energy codes.

[217] NYSERDA is conducting research to understand building load profiles for thermal comfort/safety in order to recommend standards for battery or thermal storage in instances of power outages.

hot water, cooking, and appliances. Until such codes are adopted statewide, NYSERDA should encourage local governments to adopt NYStretch Energy Code.

  - 2025: Adopt State codes that prohibit building systems or equipment used for the combustion of fossil fuels in new construction statewide of single-family and low-rise multifamily residential buildings having three stories or less (and additions and alterations as applicable). These requirements should apply to construction of buildings subject to residential codes and standards that file for a building permit starting in 2025.
  - 2028: Adopt State codes that prohibit building systems or equipment used for the combustion of fossil fuels in new construction statewide of multifamily residential buildings having four stories or more and commercial buildings (and additions and alterations as applicable). These requirements should apply to construction of buildings subject to commercial codes and standards that file for a building permit starting in 2028.

- **Support local code enforcement and facilitate clear permitting processes for building decarbonization technologies:** The State also should provide additional funding for local code enforcement (staff, training, materials) and a credentialing program for Energy Code inspectors. NYSERDA should continue to offer training and resources to help local Authorities Having Jurisdiction and the building industry, including frontline installers, understand and meet energy code requirements. For battery energy storage systems, geothermal wells for GSHP and thermal energy networks, and other building decarbonization technologies that may experience permitting processes and challenges that vary by locality, NYSERDA, other relevant State agencies, and partners should work to facilitate clear permitting processes, for example by providing resources and tools, facilitating peer-to-peer sharing of good practices, and helping to reduce the learning curve for Authorities Having Jurisdiction and the building industry.

B2. Adopt Standards for Zero-Emission Equipment and the Energy Performance of Existing Buildings

Among the 6.1 million existing buildings in New York, single-family homes and other low-rise residential buildings (up to three stories) are relatively straightforward to upgrade and convert to zero-emission heating and hot water systems using residential-sized GSHPs or ASHPs that are suited to heat efficiently in cold climates. Larger, complex building typologies may necessitate more flexibility in both timing and technological solutions, and affordable housing will need compliance paths that protect tenants.

Technical solutions to retrofit high-rise multifamily and commercial buildings are advancing rapidly. New York is supporting research, development, and demonstration (RD&D) activity that ranges from demonstrating heat pump solutions to maintain centralized heating and hot water systems in large buildings (transferring technology now in use in Northern Europe and Canada) to fostering the development of small, cold climate packaged/window heat pumps that will be affordable for high-rise multifamily buildings. In large and complex commercial and institutional buildings, phased electrification retrofits also offer a feasible, resource-efficient path. Steps include integrating electrification with near- and long-term capital planning (including tenant lease turnover), reducing space conditioning loads and recovering waste heat, and converting steam to hydronic distribution to accommodate the lower temperature hot water produced by heat pumps. For central plant equipment, feasible heat pump installations may meet the large majority of the building's heating load while maintaining a supplemental fuel heat source for peak conditions, with a plan to phase it out over time if possible.

For existing buildings, New York should require the sale and installation of energy-efficient and zero-emission new equipment for space heating and hot water, when replaced at the equipment's end of useful life in residential and commercial buildings.[218] The State should further require efficiency upgrades for large buildings through a building performance standard. The development of codes, standards, and regulations should include further analysis of societal and consumer benefits and costs, as well as provide for compliance pathways for existing buildings to account for extenuating circumstances (including, but not limited to, housing affordability-related matters and health and safety/emergency needs).

Components of the Strategy

NYSERDA, DEC, and DOS should work together to implement standards for building performance, appliances, and equipment. These regulations should be coordinated with action taken by the PSC and DPS to regulate gas utilities and in consultation with DOL and the Office of Just Transition to support workforce development actions in a manner that is responsive to industry needs and consistent with *Chapter 7. Just Transition*. As identified below, the State should enact legislation to enable these regulatory actions.

- **Regulations to improve energy efficiency in existing buildings:** New York's Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 enables

[218] The Integration Analysis assumes that the average useful life for hot water and space heating equipment in residential and commercial buildings ranges from 15 to 18 years. In practice, equipment may be kept in service for significantly longer timeframes.

NYSERDA, with DOS, to establish and enforce efficiency standards for appliances and equipment that that are sold, leased, or installed in New York in order to promote energy reduction, water conservation, GHG reduction, and/or increased demand flexibility. As soon as possible, the State should further enact legislation that enables the establishment and enforcement of energy efficiency standards for buildings, in coordination with NYSERDA, DOS, and local code officials for development and enforcement.

- As soon as possible: Adopt energy efficiency standards for appliances that are exempt from federal preemption (such as computers, monitors, fluorescent and LED light bulbs, and air purifiers).
- 2027: Require existing properties larger than 25,000 square feet (sq. ft.) to upgrade to energy-efficient lighting in all commercial spaces and common areas.
- 2030: Adopt an energy efficiency performance standard for existing commercial and multifamily properties larger than 25,000 sq. ft. (with distinct accounting for the electrification of heating and other end uses). Compliance standards should be informed by statewide benchmarking data and align with New York City's Local Law 97 and across State and local government requirements where appropriate. A phased-in building performance standard could become effective starting in 2027.

- **Zero-emission standards to phase out fossil fuel combustion equipment:** NYSERDA and DEC should collaborate on developing and setting zero-emission standards for building equipment, in coordination with DOS for enforcement. DEC should set and enforce zero-emission standards tied to the operation of large fuel burning equipment. In addition to the considerations required by the Climate Act and the State Administrative Procedures Act (SAPA), for a full public engagement and comment process that considers consumer costs and benefits as well as technical and industry readiness and the ability of the electric system (generation, transmission, and distribution) to meet electricity demand with widespread electrification, building-level resilience and potential for future connection to a clean thermal energy network will also be considered in the development of these emission standards. Relevant considerations are also outlined in the Gas System Transition Plan Framework (Table 18). Such standards shall ensure that compliance will not disproportionately burden Disadvantaged Communities. These zero-emission standards across a range of equipment types should apply starting in the years noted below.
  - 2025: The State should review and consider modifications to existing statutory provisions that relate to utilities providing new gas service to existing buildings as part of a

comprehensive plan to end investments in new gas infrastructure in coordination with municipalities.

- 2030: Adopt zero-emission standards that prohibit replacements (at end of useful life) of residential-sized equipment used for the combustion of fossil fuels for heating and cooling and hot water. The standards beginning in 2030 should regulate equipment sized to typically serve single-family homes and low-rise residential buildings with up to 49 housing units.
- 2035: Adopt zero-emission standards that prohibit replacements (at end of useful life) of large and commercial-sized equipment used for the combustion of fossil fuels for heating, cooling, and hot water. The standards beginning in 2035 should regulate equipment sized to typically serve larger multifamily buildings (having four stories or more or 50 or more housing units) and commercial buildings.
- 2035: Adopt zero-emission standards that prohibit replacements (at end of useful life) of fossil fuel appliances for cooking and clothes drying.
- 2035: DEC should adopt zero-emission standards that prohibit fossil fuel use in large fuel burning equipment for heating and domestic hot water. The standards should be enforced under a new emissions enforcement regime of large combustion equipment sized to typically heat buildings 50,000 sq. ft. or more in floor area, thereby requiring early retirement.

B3. Require Energy Benchmarking and Disclosure

Energy consumption benchmarking provides building decision-makers with information to improve building operations and investment decisions, and the data collected statewide will inform building performance standards. Lack of awareness in the market may limit the effective use of benchmarking data. Education will be needed for consumers, brokers, and building owners on how to use the energy usage and benchmarking information.

The State must also mitigate against and monitor for potential harm to Disadvantaged Communities. Disinvestment could occur if disclosure or labeling of energy performance makes properties less attractive to potential renters and buyers, or conversely, demand for efficient buildings could price people out of the market for healthy housing in their community. Adequate technical and financial assistance for LMI homeowners and building owners will be needed in Disadvantaged Communities to scope and finance energy upgrades. As was emphasized by the CJWG, energy affordability is a challenge for many LMI households and required energy disclosure provides important information when buying or renting a home, including ongoing energy costs, which informs decision-making and budgeting. The State should

ensure consistency and alignment across State and local government requirements (such as New York City local laws), including in reporting templates and timeframes.

Components of the Strategy

NYSERDA, DOS, the New York State Department of Taxation and Finance, and the New York State Office of the Attorney General should work together to implement and enforce energy benchmarking and disclosure requirements, in coordination with PSC direction to utilities under its jurisdiction. The State should enact legislation to enable these regulatory actions.

- **Require energy consumption information and disclosures:**
  - 2024: Commence a statewide energy benchmarking and disclosure program that requires owners of multifamily and commercial properties larger than 10,000 sq. ft. to annually report whole-building energy and water consumption data to NYSERDA for public disclosure. NYSERDA should lead implementation, with support from the Department of Taxation and Finance and the Attorney General's office. Also, the PSC should require electric, gas, and water utilities to provide automatic aggregated whole-building uploads of utility customer data directly to the U.S. Environmental Protection Agency's (EPA) ENERGY STAR Portfolio Manager.
  - 2025: Require multifamily and commercial properties larger than 25,000 sq. ft. to undertake a comprehensive building energy assessment (audit), to be conducted by appropriately trained workers, at least once every 10 years that evaluates the building's systems and identifies opportunities to invest in energy efficiency upgrades, electrification or electrification-readiness for building systems, and climate risk with resilience measures. Filing an assessment report with NYSERDA would be required on a cycle established by the State or at the time that a building permit is needed for specified work that must conform to Code, whichever comes first. NYSERDA should lead implementation, in close coordination with DOS and local code officials for development and enforcement.
  - 2025: Require owners of all single-family and multifamily residential and commercial buildings to obtain and publicly disclose, as part of sale or lease listing of a building, housing unit, or commercial space, the prior-year energy consumption of the building, unit, or space (at least 12 consecutive months of energy bill data).
  - 2027: Require owners of single-family buildings to obtain and disclose an energy performance rating (such as a Home Energy Rating System index) as part of sale listing.

Scale Up Public Financial Incentives and Expand Access to Public and Private Low-Cost Financing for Building Decarbonization

A substantial infusion of both public resources and private capital will be needed to pay for the building upgrades necessary to decarbonize buildings, while also expanding access to safe and healthy housing and bolstering resilience to climate impacts. The integration analysis indicates that to meet the Climate Act's GHG emission reduction requirements, more than 250,000 housing units each year will need to adopt electric heat pumps and energy efficiency measures from around 2030 onward – more than a tenfold increase from current market activity – with a comparable pace of transformation in the commercial sector. Across the residential and commercial buildings sectors, annual investment costs for these upgrades are projected to grow over time from roughly $5 billion in 2030 to $30 billion in 2050, based on the incremental cost of building electrification and shell improvements made in each year. This investment will expand jobs in energy efficiency and building electrification in communities statewide and is projected to add 100,000 new clean energy jobs by 2030. This investment remains a fraction of other building-related expenditures in New York, which annually include approximately $60 billion in buildings investments and over $30 billion on energy costs across the residential and commercial buildings sectors. Significant opportunity exists to redirect existing spending toward a more sustainable buildings sector.

B4. Scale Up Public Financial Incentives

Financial incentive programs will need to scale up dramatically to motivate millions of homeowners and building owners to install high-efficiency electric heat pumps and make energy efficiency improvements such as sealing air leaks, adding insulation, and using building controls. Building envelope sealing and weatherization measures improve comfort (reducing drafts, cold surfaces, and noise pollution) and reduce risk of pests and mold; moreover, to promote healthy homes, weatherization needs to include appropriate ventilation systems and must take place after any pre-existing safety and health issues (such as mold, mustiness, or high levels of formaldehyde and other air pollutants) are addressed. Replacing an existing heating system with a high-efficiency electric heat pump system that also provides air conditioning and filtration can meet formerly unaddressed or inadequate cooling needs. Although many energy efficiency upgrades improve housing quality and are cost-effective, these projects can be disruptive for occupants or simply not a priority for owners. For most existing homes and buildings, moreover, the current upfront costs of building electrification and related energy efficiency upgrades such as air sealing, insulation, and building controls can be significantly higher than costs for replacing fossil fuel equipment.

For example, for an older single-family home that is otherwise in good condition, the average installed cost for a heat pump for whole-home space heating and cooling paired with an air sealing and insulation upgrade is estimated to be about $21,000 for a cold climate ASHP and $40,000 for a GSHP system (before available rebates and tax credits), as compared with roughly $10,000 or less to replace a fossil fuel boiler/furnace and air conditioner (with no envelope work).[219] A homeowner who switches from home heating oil to an electric heat pump will see substantial energy bill savings, so that with currently available incentives through NYS Clean Heat and the federal geothermal tax credit, the project payback could be between five to eight years. For many customers now heating with low-cost gas, however, bill savings do not currently offer a clear economic return on investment for adopting a whole-home heat pump. Because of the diversity of stock and pre-existing conditions in multifamily buildings, potential costs vary widely to convert existing apartments to heating and cooling with efficient heat pumps. The average cost of investing in an efficient heat pump is estimated to range from about $14,000 per apartment unit for an ASHP retrofit in a small multifamily building to $50,000 per apartment unit for an ASHP paired with a moderate shell efficiency package (including air sealing, roof insulation and double pane windows) in a large multifamily building (before available rebates and tax credits); corresponding incremental costs range from roughly $10,000 to $40,000 per unit.[220] In considering consumer benefit-cost and equity impacts, it is further important to recognize that some housing is unsafe and unhealthy due to years of underinvestment, such that costly repairs are needed before making energy improvements.

Given the scale of the challenge, public funding must be used strategically to accelerate market adoption, help LMI consumers, promote transitioning the existing workforce and workforce development that expands skills and job placement, and advance equity. Expansion of financial incentive programs to motivate early adoption in market-rate housing and commercial buildings will be needed for at least the coming decade. This support should target existing buildings more so than new construction and eventually phase out (once efficient, zero-emission codes and standards go into effect), with a longer

[219] Installed equipment costs reflect weighted average statewide costs sourced from Appendix G: Integration Analysis Technical Supplement Annex 1: Inputs and Assumptions (updated November 18, 2021). Energy cost savings modeled separately, finding that a modest single-family home that switches from oil heating to a heat pump (paired with basic air sealing/insulation) annually saves $1,200 (NYC) to $1,700 (upstate) with a ccASHP, or $1,700 (NYC) to $2,100 (upstate) with a GSHP. The same home that switches from gas heating (but maintains gas service) sees only a modest annual cost decrease (NYC) or cost increase (upstate) with a ccASHP, or $700 (NYC) to zero (upstate) annual cost savings with a GSHP.

[220] Installed equipment costs reflect weighted average statewide costs sourced from the Integration Analysis – Inputs and Assumptions Workbook, comparing an air source heat pump to gas heating equipment and room air conditioner (AC); the moderate shell efficiency package is referenced as "basic shell" in the source data and is compared to the "reference shell" cost estimate. The source data also includes installed costs for ground source heat pumps which if paired with a moderate or deep shell efficiency package would sum to a higher range of costs than that provided in the text for air source heat pumps.

timeframe for support for low-income households and, as appropriate, for next-generation technologies as they emerge.

Dedicated financial support programs for LMI households, affordable and public housing, and Disadvantaged Communities are essential to enable these households to make and benefit from energy upgrades that improve housing quality and comfort, with careful attention to impacts on housing and energy affordability. For these households and buildings, grant funding will need to cover most or all the near-term cost premium for building electrification and efficiency upgrades, considering economic realities and to remedy unjust patterns of redlining and underinvestment in Disadvantaged Communities. A major investment of public funding, at a scale and along a timeframe that aligns with the adoption of zero-emission codes and standards, will be needed to decarbonize and improve the quality of housing for LMI households, affordable and public housing, and in Disadvantaged Communities.

It also is critical to ensure that the phase out of fossil fuel equipment in buildings does not increase low-income residents' cost of housing, nor create undue energy burden. In New York, the Home Energy Fair Practices Act and PSC regulations provide comprehensive consumer protections for both residential and non-residential utility customers, including applications for service, service terminations, customer billing, and payment and complaint procedures.[221] New York has also established an Energy Affordability Policy that sets the goal of limiting energy costs for low-income households to no more than 6% of their income. The existing low-income energy bill discount programs administered by the major electric and gas utilities should be expanded, and current or future public utility bill assistance programs will need to recognize and adjust for both increased cooling needs as the climate warms and the shift from traditional forms of heating to efficient electrification (using heat pumps that provide both heating and air conditioning). Electrifying rental housing can lead to changes in how energy services such as heating, cooling, and cooking are metered, resulting in transfers of utility costs between building owners and occupants. Over the longer term, regulatory requirements must be coupled with ongoing public financial support for poor and working-class households. Thoughtful policy and programmatic design and coordination of funding sources will be essential to support affordability, safe and healthy housing, consumer protections, and economic opportunities that benefit Disadvantaged Communities.

A salient challenge is marshalling additional public funding, across State, ratepayer, and federal funding and tax credits, at the needed scale, alongside animating the flow of private capital to low-carbon building

[221] 16 NYCRR Part 11 (HEFPA) governs residential service and Part 13 governs non-residential service.

construction and improvements. At present, charges levied on electric and gas ratepayers provide the largest source of funding for New York's energy efficiency incentive programs, with heat pump incentives funded by electric ratepayers specifically. This funding source has the benefit of established precedent and regulatory oversight, which as major new policy initiatives are considered, includes public process and assessment of ratepayer impacts. While there is scope for strategic re-direction and some potential expansion of ratepayer-funded programs, the scale of investment will require a leveraging of multiple sources of funding including other State, federal, and private funding sources. Moreover, the PSC should direct utilities to continue to assess and place priority on investments in clean, distributed energy resources (DERs) (including weatherization and energy efficiency, storage, and electrification of heating) that are comparatively cost-effective ways to reduce peak electric or peak gas demand. Even as these avenues are explored, though, new funding sources beyond ratepayer charges will need to be identified.

In 2022, New York enacted a State Geothermal Income Tax Credit equal to 25% of geothermal system expenditures up to $5,000 for owner-occupied homes, which helps position New York to take advantage of federal geothermal tax credits. State tax credits could be expanded to further encourage GSHP systems and building decarbonization in multifamily and rental housing, commercial buildings, and thermal energy networks. Two potential economywide State policy mechanisms, cap-and-invest and carbon tax/fee, are discussed in *Chapter 17. Economywide Strategies*. If either policy is implemented and provides a new source of funding for policy actions identified in this Scoping Plan, the housing sector should be a priority area for investing that funding to support both equity and emissions reductions.

Critical opportunities exist to leverage federal funding made available under the federal Inflation Reduction Act of 2022. Long-term tax credits will provide market certainty and make it more affordable for New Yorkers to install decarbonization technologies including energy efficiency upgrades, high-efficiency electric appliances, solar panels, and battery storage systems. Notably, federal tax credits for geothermal heat pump system installations extend through 2032 at rates of 30% of the installed cost, with an additional 10% domestic content bonus credit, stepping down in 2033 and 2034. Additional grants for LMI households for home energy performance-based whole-house rebates (the HOMES Rebate) and for High-Efficiency Electric Home Rebates will support broader adoption and further increase benefits. In the integration analysis work, modeling of these tax credits and LMI formula grants specifically for energy efficiency and heat pumps found that this federal funding could reduce New York's cost of the transition to an efficient, electrified building stock by $7 billion or more.

The recommendations below also identify specific opportunities to leverage existing and potentially expanded federal funding, in particular for affordable housing and low-income households. For example, the EmPower New York program and the federal Weatherization Assistance Program both provide no-cost energy efficiency solutions to income-eligible New Yorkers; these programs can help improve the conditions in existing homes, make homes electrification-ready in some instances, and provide a network of contractors and nonprofit community-based organizations to support low-income communities. Scaling up funding and revising the Weatherization Assistance Program guidelines to allow for electrification could better serve Disadvantaged Communities through existing program infrastructure. In addition, around 10,000 multifamily units are built or preserved each year with a combination of federal tax credits and subsidy programs provided by HCR, which has a goal to increase subsidies for the full electrification of that unit production over time.

The CJWG emphasized that regulatory action to phase out fossil fuel equipment in buildings is inadequate without added policy goals and public investments to benefit low-income households and Disadvantaged Communities. The strategies proposed here are consistent with the CJWG's call to front-load and prioritize public investments in efficient appliances and zero-emission heating, cooling, and cooking equipment in Disadvantaged Communities so that poor and working-class households are not left behind, while safeguarding that building electrification does not increase the housing or energy cost burden on low-income residents. Informed by input from the CJWG, the proposed strategy components include attention to New York's existing energy affordability goal, the needs of public housing, and the health benefits associated with building decarbonization. The CJWG further called for "clawback provisions" as part of public subsidies to private landlords to defend against rate increases, gentrification, and displacement. This specific recommendation is not reflected in the proposed strategy because such provisions merit careful consideration in program design.

Components of the Strategy

Significant coordination will be needed among State and local agencies and utilities, notably to support low-income households and Disadvantaged Communities, with State leadership from the PSC and DPS, NYSERDA, HCR, New York Power Authority (NYPA), and New York State Office of Temporary and Disability Assistance (OTDA).

- **Scale up incentives for building decarbonization:** The State should scale up direct incentives for weatherization (including sealing of cracks and holes, insulation of attics and walls, replacement or repair of windows and outside doors, and mitigation of energy-related health and

safety issues), additional energy efficiency upgrades, electrification-readiness, and electrification with highly efficient heat pumps and resiliency measures in residential and commercial buildings. In incentive program design, it is important to place emphasis on ease of access to available and relevant resources for consumers and installers, particularly for LMI households and buildings in Disadvantaged Communities that may access resources from multiple programs. Electrification incentives need to be structured and marketed in a manner that motivates replacement of fossil fuel combustion heating systems before equipment failure in order to allow time for good-practice sizing and specification of a heat pump system paired with weatherization and other thermal efficiency measures as appropriate and needed to keep operating costs affordable. Where incentives are offered through utility companies, the State should develop a coordinated statewide program to provide a consistent experience and incentive structure that helps installers reach more customers, with a priority to LMI households and Disadvantaged Communities. Incentives also could include expanded State tax credits, such as the recently enacted Geothermal Income Tax Credit.

- **Align regulatory frameworks:** The State should identify and pursue modifications to regulatory frameworks for energy efficiency, building electrification, and resiliency programs to further align the programs with Climate Act goals and requirements. This includes, but is not limited to, attention to accounting holistically for the societal costs and benefits of building energy upgrades, including health impacts associated with outdoor and indoor air quality and thermal comfort. Additionally, as discussed in *Chapter 18. Gas System Transition,* the State should review and as appropriate bring into alignment with the Climate Act statutory provisions regarding gas service, such as reviewing the provision of gas service lines and extensions of gas mains at no cost to new customers (known as the "100-foot rule").
- **Design incentive levels and programs to align with value to the energy system and consumers:** While the upfront cost to install GSHP systems and thermal energy networks is higher, geothermal heating and cooling systems are less expensive to operate (lower annual energy bills and maintenance costs), have a longer lifespan compared other types of HVAC equipment, and require less electricity to operate during the coldest peak times compared with ASHP systems. Zero-emission new construction and comprehensive building decarbonization retrofits that include on-site renewable generation plus energy storage likewise will minimize electric grid impact and increase energy bill savings, and will improve building resilience. The value provided to both the energy system and consumers, in particular to low-income and vulnerable households, should be considered in setting incentives. Substantially higher adoption of GSHP systems, thermal energy networks, and on-site energy storage solutions will require

both appropriate State incentives that leverage generous federal tax credits and novel financing and coordination solutions.

- **Prioritize LMI households, affordable housing, and Disadvantaged Communities:** The State should expand dedicated direct incentives and financial support mechanisms for weatherization, energy efficiency, and electrification for LMI households, affordable housing, public housing, and Disadvantaged Communities. This includes developing new partnerships to effectively deliver programs (such as through housing agencies, community development financial institutions, and local community-based organizations), streamlining program enrollment models, and establishing people-centered policies, programs, and funding across local, State, and federal governments, consistent with recommendations and opportunities described in the Barriers and Opportunities Report. It likewise involves adopting inclusive engagement processes that incorporate Disadvantaged Communities and LMI households in program co-design processes, including co-design with and for the most vulnerable New Yorkers. These strategies should account for New York's existing Energy Affordability Policy, which seeks to limit energy costs for low-income households to no more than 6% of their income, as well as a household's cumulative cost burden related to housing, energy, transportation, and healthcare when assessing affordability impacts. Pursuant to Executive Order 22, State entities should prioritize State facilities located in Disadvantaged Communities for energy efficiency and electrification upgrades, which will lower environmental impacts on these communities.
- **Prioritize energy upgrades and pilot new resilience strategies in public housing:** The State should support and accelerate efficiency, electrification, and resilience in public housing, particularly in New York City Housing Authority buildings and in other Public Housing Authority developments statewide, with attention to the special needs of and jurisdictional issues that affect the State's public housing stock. The State should pilot a range of resilience solutions in public housing and housing for vulnerable populations, with learnings shared to inform broader community- and building-level resilience strategies. In doing this, the State should leverage federal and other available funding sources to support community resilience, deeper retrofits, and electrification. Specifically, the State should support resilience centers (or resilience hubs) in public housing developments that meet community needs and gathering space in non-emergencies (childcare and after school programming space) and provide safety and comfort in acute situations, including during power outages. Such centers should include backup power (including solar-storage pilots) for multi-day outages, a basic livable space that is thermally safe while also providing access to sufficient electricity to meet critical needs (e.g., refrigeration for

medications, power for in-home medical processes/equipment, air filters for critical conditions), and community space to coordinate disaster relief.

- **Expand access to community solar:** Under the State's Solar Energy Equity Framework, NYSERDA will implement a strategy for community solar projects that provide electric bill savings to income-eligible households and/or that benefit affordable housing or public buildings in Disadvantaged Communities, with program rules that direct benefits to low-income residents.
- **Fund non-energy improvements when necessary:** As described in the Barriers and Opportunities Report, building stock that is old and in disrepair can limit the reach of building decarbonization and resiliency programs, due to challenges such as increased cost to make upgrades, the need to address more critical priorities (e.g., roof repair), or structural deficiencies or health and safety issues that lead to homes being deferred from energy efficiency and weatherization program participation until such issues are addressed. For example, moisture and mold-creating conditions in a home need to be addressed before weatherization in order to protect the health of occupants; but severe mold issues require deferral from the federally funded Weatherization Assistance Program since mold testing and remediation is not an allowable cost. Lack of maintenance and upgrades can also negatively impact occupant health (via indoor air quality and temperature comfort), economic security, and increased stress and anxiety. The State should create a new Retrofit and Electrification Readiness Fund for LMI households, affordable housing, rent regulated housing, public housing, and residential buildings in Disadvantaged Communities to cover costs of non-energy building improvements that are necessary to install energy measures and broadband installation costs when funding energy projects.
- **Leverage funding for healthy homes and community development:** The State should leverage services, resources, and funding across housing, health, community/economic development, and energy improvements for low-income households to fund decarbonized, resilient, and healthy housing retrofits. Near-term actions can expand use and coordination of both State and federal funding (such as use of Weatherization Assistance Program funds for health and safety improvements), build on the ongoing pilot to leverage New York Medicaid's Value-Based Payment program for Managed Care Organizations to contribute to healthy housing services and home energy efficiency improvements, and engage with nonprofit hospitals in community health needs assessments. Expanding relationships with local housing agencies offers further opportunities to leverage federal resources such as through Community Development Block Grant and U.S. Department of Agriculture (USDA) Home Repair funds.
- **Support community-scale solutions and community thermal systems:** The State should develop, pilot, and, where successful, scale up financial support for portfolio- and community-

scale solutions, where hundreds of homes and businesses are contracted for energy upgrades to boost project delivery efficiency, reduce unit costs, incorporate place-based strategies, and drive scale and momentum (as compared with one-off projects). A strategy to support development of clean thermal energy networks is discussed in this chapter. Another opportunity is for State, federal, and local government entities that support disaster and flood recovery needs to integrate resources both for long-term resilience and to equip damaged homes, businesses, and community facilities to make highly efficient repairs with electrified equipment (for example, replacing a damaged water heater with a heat pump water heater).

- **Increase market transparency on project costs:** For projects that receive State or utility incentives for heat pumps and other building decarbonization upgrades, the State should routinely collect and publish (in an anonymized and aggregated format) data on the installed project cost to increase market transparency on cost.

B5. Expand Access to Public and Private Low-Cost Financing

Mobilizing and focusing private capital at scale will be essential to construct, upgrade, and operate highly efficient, electrified buildings. Modernizing codes and standards to require electrification and efficient construction will drive such investment via existing market activity and the cycle of routine building improvements. Low-cost financing products for energy efficiency, electrification, electrification readiness, solar photovoltaics (PV), energy/thermal storage, resiliency measures, and related improvements are also needed so that single-family, multifamily, and commercial and institutional building owners can access low-cost capital at the scale needed to pay for the building upgrades necessary for decarbonization.

At present, there is a general lack of lender interest and awareness around financing building electrification and energy efficiency projects, as well as perceptions of risk in underwriting based on energy performance. New York should help to address this barrier through lender education and outreach, and by making available case studies and modeling tools so that lenders can appropriately underwrite to energy performance standards and applicable regulatory requirements. The largest sources of capital for building investments are in the mortgage industry. NYSERDA and HCR plan to continue to convene the financial industry to explore ways to bring capital to building decarbonization in compliance with the Climate Act. This will build upon roundtables that the Federal Reserve Bank of New York, NYSERDA, and the Community Preservation Corporation held in 2022 with housing developers and lenders to explore climate adaptation risks to their portfolios and to identify public and private public financing options for decarbonizing New York's affordable housing; the resulting white paper included

recommendations for property tax abatements for electrified buildings and longer amortization for loans used to decarbonize buildings.[222]

Another important role for the State is to provide for consumer protection in connection with financial products and services, particularly for products that target LMI consumers. In addition, the NY Green Bank, HCR, State and local revolving loan funds, and possibly electric/gas utilities offer important mechanisms to strategically deploy public financial resources in ways that can leverage private capital and accelerate the transition to a decarbonized, resilient building stock.

Reflecting on input from the CJWG, the proposed strategy places priority on consumer financing made available by community development financial institutions and credit unions.

Components of the Strategy

Action and coordination across a range of State agencies and stakeholders is likewise important to expand access to low-cost financing for building electrification and efficiency upgrades, with leadership from HCR, the NY Green Bank and NYSERDA, the New York State Department of Financial Services (DFS), Dormitory Authority of the State of New York (DASNY), and NYPA.

- **Integrate energy requirements and resources into affordable housing deals:** The State should continue to scale up energy and green requirements in affordable housing deals while ensuring that sufficient resources are available to maintain, preserve and produce housing that is clean, safe, and affordable. For example, by no later than 2023, all new construction projects that receive Tax Credit funding through HCR will be required to be high-performance and all-electric buildings, as required in HCR's Sustainability Guidelines for New Construction. The State should also continue to streamline access to all incentives and resources for regulated affordable housing building decarbonization to go through the housing agencies that are making projects affordable, to also make these projects energy-efficient, electrified or electric-ready, and resilient.
- **Integrate energy performance into underwriting:** The State should provide support for lenders to underwrite to energy performance standards and applicable regulatory requirements. HCR should consider updating its underwriting standards, consistent with federal regulations and requirements, to take into account potential reduced operational costs stemming from the new

[222] Federal Reserve Ban of New York. October 2022. "Sustainable Affordable Housing: Strategies for Financing an Inclusive Energy Transition." Available at https://www.newyorkfed.org/outreach-and-education/climate/fed-affordable-housing-and-energy-transition

high performance buildings standards. Data collected from existing projects in operation of similar construction type will inform the new underwriting standards.

- **Expand access to financing:** The State should provide greater access to low-cost financing products for upgrades, including for low-income homeowners and buildings located in Disadvantaged Communities. This financing also should be available for non-energy improvements needed for code compliance and to enable electrification of heating and hot water systems. The State should also explore new mechanisms to deploy public financial resources to enable low-interest financing products coupled with credit enhancement or insurance. The State should prioritize support for financing products made available by community development financial institutions and credit unions as part of the Community Reinvestment Act regulatory compact.
- **Expand energy savings performance contracting for public sector buildings:** The State should enact enabling legislation to expand the use of energy savings performance contracting to support implementation of emissions reduction upgrades in State and municipal buildings, P-12 schools, and other public facilities. Performance contracting is a financing mechanism in which efficiency upgrades are paid for through savings from reduced utility costs. Changes to existing statute should expand the eligible list of measures for energy savings performance contracting, expand the allowable payback term for deep decarbonization performance contracts, allow some fast payback measures to help fund deferred maintenance needs, and allow a State agency or authority to request to keep a portion of cost savings that result from performance contracts.
- **Create a revolving loan fund:** The State should create a revolving loan fund for building decarbonization and the reuse of buildings and building materials. For example, Environmental Facilities Corporation's (EFC) Clean Water State Revolving Fund provides a model for enabling public mandates to be coupled with access to low-cost capital. This would be implemented through a bond-issuing government authority.

B6. Support Development of Thermal Energy Networks

Thermal energy networks offer an important pathway to both scale up zero-emission heating and cooling in buildings and to transition highly skilled gas workers into a similar sector, utilizing the existing skills of utility workers and the building trades workforce. Thermal energy networks leverage shared infrastructure to provide space heating and cooling to connected buildings, using distribution pipes and heat pumps to move thermal energy from an initial source and sink (such as a geothermal borehole or waste heat from local facilities) to connected buildings. This allows thermal energy networks to be highly efficient, to mitigate electric grid impact by smoothing loads across connected buildings, and to be

powered from renewable, zero-emission resources. Shared infrastructure and thermal resources also help achieve economies of scale, presenting the opportunity to lower costs per customer.

The Utility Thermal Energy Networks and Jobs Act allows gas and combined gas and electric utilities to become holistic thermal energy providers. Specifically, the statute directs the PSC to adopt rules and regulations to create fair market access requirements for utility-owned thermal energy networks; exempt small-scale thermal energy networks not owned by utilities from PSC regulation; promote the training and transition of utility workers impacted by the Climate Act; and encourage third-party participation and competition where it will maximize benefits to customers. The statute also requires that the State's largest gas and electric utilities propose thermal energy network pilot projects for PSC review and approval, with an emphasis on serving Disadvantaged Communities. For the operations and maintenance of thermal energy networks, the statute prioritizes hiring transitioning gas utility workers and requires that the utility enter into a labor peace agreement with a labor organization that represents gas and electric utility workers. The PSC initiated a proceeding in September 2022 and is actively working to implement this new statute and assess utility pilot proposals. To support the identification of strong projects, NYSERDA has provided information on feasibility studies conducted through its Community Heat Pumps Pilot Program, a competitive solicitation to support development and demonstration of thermal energy networks.

Components of the Strategy

The highly efficient performance and economies of scale presented by thermal energy networks offer a promising opportunity for the State to support building decarbonization through centralized investments that are equitable for Disadvantaged Communities and preserve family-sustaining jobs in the heating and cooling sector. The PSC and DPS, NYSERDA, DEC, DOL, and the Office of Just Transition should work together with utilities, affected workers and unions, local governments, and private-sector partners to support clean thermal energy networks that supply thermal energy via piped non-combustible fluids used to transfer heat into and out of buildings and eliminate onsite GHG emissions from heating and cooling end uses, in alignment with the Climate Act's requirements to promote climate justice and reduce GHG emissions. Support for this nascent industry is anticipated to include pilot programs, regulatory support, potential studies and analysis, and workforce development.

- **Workforce training for gas sector workers to operate thermal energy networks:** The piped infrastructure of thermal energy networks makes gas sector and pipeline workers a strong fit to install the clean heating and cooling infrastructure of the future. Labor unions for these sectors

were vital partners in passing the Utility Thermal Energy Networks and Jobs Act. The PSC and DPS, DOL, the Office of Just Transition, and other State agencies should work together with utilities and unions, including unions for operations and maintenance workers, to help connect trained gas workers with new thermal energy network projects, on training and skills development, and on efforts to bring new workers into the sector.

- **Develop appropriate regulations and permit fees for geothermal wells greater than 500 feet deep:** DEC regulations developed for oil and gas wells also apply to geothermal wells greater than 500 feet, despite differences in environmental risks. These regulations further apply on a per-well basis, whereas large GSHP and thermal energy network projects benefit from drilling multiple boreholes to distribute heat, adding a regulatory burden and permitting costs to geothermal projects. Currently, financial security requirements for regulated well types are set in statute, including the specific dollar amounts. The following actions should be taken to make regulations more appropriate for geothermal wells:
  - DEC should develop regulations for geothermal and stratigraphic wells to relieve some of the economic and time burden while still protecting the environment and public health from the risks associated with these well types.
  - Remove the dollar amounts from ECL §§ 23-0305(8)(k) (FS for oil and gas) and 23-0305(14)(f) (FS for geothermal wells) and allow DEC to establish financial security requirements in regulation as it does for mines.
  - Remove the fixed dollar amount in ECL § 23-1903, which sets permit fees for regulated wells on a variable depth, per-well basis, and allow DEC to develop an appropriate permit fee schedule in regulation.

- **Streamline access to public and utility rights of way as well as heat sources/sinks:** The State, in partnership with local governments, should develop clear processes and rules for thermal energy network projects to access already established public and utility rights of way. In addition, the State should establish appropriate default compensation levels intended to compensate property owners in these rights of way. In high density areas, thermal energy network infrastructure should be evaluated and pursued simultaneously with other planned infrastructure projects to minimize incremental cost and disruption. State and local governments also should provide simple and transparent access to heat sources and sinks for potential use by thermal energy network developers. Any rules promoting thermal energy networks should be carefully designed to avoid undermining private property rights or diminishing private property values.
- **Support public-private partnerships for geothermal and thermal energy network financing and development:** The PSC is working to advance a regulatory framework that encourages both

utility development of thermal energy networks and third-party participation and competition where it will maximize benefits to customers. The passage of the federal Inflation Reduction Act may provide opportunities to develop new approaches for financing geothermal investments, due to the combination of generous long-term tax credits and accelerated depreciation. Ongoing analysis of legal, tax, and regulatory issues, institutional investor scale investment structures, and funding approaches is needed to determine the feasibility of and consumer benefit from potential third-party ownership financing structures that would leverage private-sector investment to finance GSHP systems and thermal energy networks.

- **Prioritize public sector support for thermal energy networks that serve LMI housing and buildings in Disadvantaged Communities:** The State should place emphasis on leveraging the economies of scale presented by thermal energy networks to support a transition to clean heating and cooling in LMI, affordable, and public housing and historically underserved or Disadvantaged Communities. The Utility Thermal Energy Networks and Jobs Act and subsequent direction from the PSC support this goal by requiring that at least one thermal energy network pilot project per utility service territory must be located in a Disadvantaged Community.
- **Explore thermal energy networks as part of the gas system transition:** The State should further explore opportunities to convert buildings to heat pumps or thermal energy networks on a street-by-street or neighborhood-by-neighborhood basis, which could allow for strategic decommissioning of gas infrastructure as part of the managed transition of the gas system.

B7. Align Energy Price Signals with Policy Goals

The low relative cost of gas compared with electricity is a major barrier to building electrification. Over time, the costs of operating high-efficiency electric heat pumps will need to become more attractive compared with heating with fossil natural gas. *Chapter 17. Economywide Strategies* discusses a potential economywide policy that would price carbon emissions, and *Chapter 18. Gas System Transition* addresses a managed transition of the gas system. Such policy actions are expected to increase consumer energy prices for fossil fuels. Moreover, electric rate structures will need to evolve to be supportive of and appropriate for higher levels of electrification of buildings and vehicles, with attention to equitable rate design.

The CJWG called for a more expansive set of actions related to consumer protection that would include a safety net style guarantee of renewable energy to every household. Expanding access to community solar (as discussed above) and aligning energy bill discount programs (discussed below) are related strategy components.

Components of the Strategy

- **Price GHG emissions from fossil fuels:** *Chapter 17. Economywide Strategies* of this Scoping Plan discusses a potential economywide program that would effectively price GHG emissions.
- **Align electric rates:** The PSC and DPS should lead consideration of dynamic underlying electric rate structures and programs (such as dynamic load management) that provide appropriate price signals to customers to incentivize deployment and usage of DERs, including heat pump systems, EV charging, battery and thermal storage, and other load flexibility measures that promote more efficient utilization of the electric delivery system and help to mitigate summer and winter system peaks. In March 2022, the PSC adopted an alternative cost of service approach that will result in Standby Service and Buyback Service rates that more accurately align individual customers' contribution to system costs with the rates such customers pay, thereby sending improved price signals to those customers. Customers opting into the voluntary Standby Service rates will have an increased ability to manage their bills, and those bills will more accurately reflect the effects of those customers' usage, specifically when combined with the installation of DERs and electrification technologies.[223]
- **Align bill discount programs:** For low-income households, the State should expand existing low-income energy bill discount programs administered by the major electric and gas utilities and ensure that current or future public utility bill assistance programs recognize and adjust for both increased cooling needs and the shift from traditional forms of heating to efficient electrification.

Expand New York's Commitment to Market Development, Innovation, and Leading-by-Example in State Projects

In coordination with financial incentives and regulations, State support for market development and innovation is important for ensuring the delivery of building decarbonization solutions that perform well and make our lives better. Areas of focus should include workforce skills and broad public awareness and engagement that motivates behavioral change. State RD&D investment in building decarbonization solutions should be structured to help attract and expand economic development and support products that are manufactured in New York, to serve the growing New York and regional markets.

The CJWG expressed broad support for market development and innovation investments as proposed in the following strategies. The group called for attention to growing local supply chains and creating jobs in

[223] New York State Department of Public Service. "Case 15-E-0751, Allocated Cost of Service Methodology for Standby and Buyback Service Rates and Energy Storage Demand Charge Exemptions Order." Issued March 16, 2022.

clean energy businesses that serve Disadvantaged Communities, as well as providing dedicated support to minority- and women-owned business enterprises (MWBE) to innovate and actively participate in the transformation of the buildings sector.

B8. Invest in Workforce Development

Chapter 7. Just Transition discusses critical actions to scale up workforce education, training, job placement, and development initiatives that equip New York's current and future workforce for the clean energy economy and ensure the application of appropriate labor standards. Equally important, the chapter describes strategies to increase industry diversity and clean energy job placements for residents of Disadvantaged Communities, low-income residents, veterans, workers in fossil fuel industries, and other priority populations.

Consistent with the just transition framework and implementation partners described in *Chapter 7. Just Transition*, equipping a workforce to design, install, inspect, maintain, and operate healthy, comfortable, zero-emission buildings needs to include expanded or new training. For example, many heat pump installers today have knowledge or skill gaps around best practices for sizing, selecting, and installing ASHPs in New York's cold climate, underscoring the importance of workforce development to support quality installations and build market confidence. Overall, workforce development investments are critical to close skill gaps and address the shortage of qualified, skilled workers who are ready to deliver the unprecedented speed and scale of adoption of heat pumps and energy efficiency measures that is needed over this decade to meet New York's climate requirements.

Components of the Strategy

NYSERDA, DOL, the Office of Just Transition, and Empire State Development (ESD) should work together to support workforce development actions, in a manner that is responsive to industry needs and job placement opportunities and is supportive of applicable labor standards and the promotion of equitable access to family-sustaining jobs, including union jobs, consistent with the discussion in *Chapter 7. Just Transition.* State agencies should work in coordination with educational institutions, training organizations, unions, industry actors, local governments and community-based organizations, workforce one-stops, and foundations.

- **Expand training:** Training for incumbent and new clean energy workers and adjacent industries needs to be increased dramatically, through investments in training infrastructure/delivery, career pathways, direct-entry Pre-apprenticeship and Registered Apprenticeship programs, on-the-job-

training, and industry partnerships. The State should support expanded or new training and resources across targeted workforce segments in the following priority areas listed in Table 12.

Table 12. Priority Training and Resource Areas and Target Workforce Segment

Priority Training and Resource Area	Target Workforce Segment
Building and energy code education, requirements, and enforcement	• Local government code officials • Building inspectors • Contractors • Labor unions and Registered Apprenticeships
Sizing, selection, and installation of heat pumps and supporting measures	• Contractors • Technicians • Designers
Addressing leak reduction and proper disposal of HFCs already in use in building equipment, and transitioning to low-GWP alternatives for building equipment and spray foam insulation to reduce HFC emissions	• Contractors • Technicians • Designers
Continuing education on building decarbonization as part of existing or new licensing and/or registration requirements	• Contractors • Architects • Engineers • Building operators • Labor unions and Registered Apprenticeships • Real estate professionals, such as brokers and inspectors
Retention of experienced building service workers	• Building and facility operators • Maintenance workers • Service workers • Labor unions and Registered Apprenticeships
Building management systems training	• Building and facility operators • Labor unions and Registered Apprenticeships
Understanding and engagement in planning processes that will support the clean energy transition	• Planners • Designers • Planning boards
Identifying and addressing health and safety issues during audits and home visits with cross-training on healthy homes	• Contractors • Energy auditors • Health and social workers
Partnering with industry to increase the number of qualified geothermal drillers	• Drilling contractors • Labor unions and Registered Apprenticeships
Just Transition of workers in fossil fuel industries to transfer their skills to clean energy opportunities	• Existing fossil fuel workers, including utility workers equipped to build and maintain thermal energy networks • Technicians • Labor unions and Registered Apprenticeships

- **Curricula and career services:** The State should encourage building decarbonization curricula and career services in State-funded and private education including P-12, technical schools, apprenticeships, and engineering and architecture programs at universities.
- **Prioritize Disadvantaged Communities and other priority populations:** The State should prioritize Disadvantaged Communities and low-income residents for training and job placement by creating community-to-employment pipelines and career pathways that are informed by an analysis of the effectiveness of current on-the-job training investments, led by the skills and hiring needs of employers to maximize job placement, and pared with wrap-around services to support job retention. Family sustaining wages, comprehensive benefits, and local and targeted training and hiring should be ensured through direct-entry Pre-apprenticeships and Registered Apprenticeships, project labor and Community Benefits/Workforce Agreements, and On the Job Training Funding as described in *Chapter 7. Just Transition*. The State should increase ranks of MWBEs, service-disabled veteran-owned businesses (SDVOBs), and worker cooperatives through increased funding for workforce training, business development support, and certification assistance, so as to provide increased opportunities for MWBE and SDVOB utilization on State contracts, in accordance with Executive Law Articles 15-A and 17-B.

B9. Scale Up Public Awareness and Consumer Education

With competing demands on our attention, there is low public awareness about New York's Climate Act in general, and more specifically, low awareness about steps to take to decarbonize buildings. Similarly, most people are not aware that using combustion appliances in their home such as heating systems and gas stoves may increase indoor air pollutant concentrations (see *Chapter 8. Public Health* for a description of associated health risks), while also contributing to outdoor air pollution and climate change. New York should expand its support for broad public awareness and consumer education, create strategic partnerships with trusted community leaders, and scale up targeted outreach and decision-making support to increase market demand and accelerate the transition to low-carbon, energy-efficient, and electrified buildings.

Components of the Strategy

NYSERDA, the PSC and DPS, and utilities should lead these efforts, in coordination with local governments and community-based organizations and leaders.

- **Scale up campaigns:** The State should support and scale up multilingual, culturally appropriate public and consumer education efforts through large-scale, coordinated awareness, inspiration,

and education campaigns. This would include traditional and broad reaching media, digital communication, "influencer" style campaigns, user-generated campaigns, virtual tours, and mailers. Campaigns would provide specific resources and tools for installers, distributors, the home-visiting workforce, and other supply chain actors to educate consumers on building decarbonization options that will decrease GHG emissions and improve resilience. Topics for informational campaigns targeting building owners and residents would emphasize available incentives to replace equipment before failure, available low-cost financing products, and information on upcoming applicable codes and standards requirements. Broad education would further communicate the benefits of healthy, efficient, and low-/zero-emission building systems and building materials for occupants and property values.

- **Create strategic partnerships:** The State should create strategic partnerships that can have broad impact, including with trusted community leaders, religious leaders, and community-based organizations. The State should also partner with utilities to promote decarbonization and sunset messaging that promotes fossil natural gas as a "cleaner" choice. Other partners should include the State University of New York (SUNY), cooperative extensions, business councils, industry organizations and leading companies, unions, schools and teachers, film and public venues, and State and local elected officials. This work can build on experience from NYSERDA's HeatSmart programs.
- **Prioritize Disadvantaged Communities:** The State should ensure messages, messengers, and media reflect Disadvantaged Communities in marketing efforts, and prioritize education and technical assistance for Disadvantaged Communities. NYSERDA should build on its development of regional Clean Energy Hubs and on NYSERDA's and the State's electric and gas utilities' commitment to maintain the New York Energy Advisor website as a "one-stop shop" source of information for clean energy, electrification, and energy efficiency programs for LMI households. The State should fund and expand community hubs to offer education, resources, local contractors, technical assistance, and program navigator support.
- **Publicize leaders:** The State should publicize best practices for efficient building operations and recognize leaders and innovators in efficient operations that support building occupants. The State should create an incentive program or challenge to attract or encourage others to sign a pledge to commit to neutrality.
- **Provide technical resources:** The State should provide technical assistance and resource toolkits for building decision-makers and residents including playbooks for low-carbon solutions in common building types, free in-home or virtual audits to homeowners, and capital planning support for large buildings. This includes resources and tools to support tenant engagement and

demonstrating low-carbon solutions through challenges and case studies. The State should develop case studies showing the feasibility, performance, and costs for three paths to transition to highly efficient and electrified buildings: full electrification, phased electrification, and electrification readiness. The State should support new public-private partnerships or local government entities (such as the NYC Accelerator) to work with building owners and assist with access to useful resources and guidance, where appropriate in coordination with the State's regional Clean Energy Hubs.

B10. Support Innovation

For nearly all buildings in New York, technologies exist today that can dramatically reduce the building's energy use and, with zero-emission electricity, decarbonize the building. However, ongoing innovation with respect to technology, design and planning, and business models is needed to reduce the cost and increase the value of such upgrades in order to make their value proposition competitive with conventional building systems. RD&D also should be pursued to develop and deploy specific technologies, such as long-duration energy storage and ultra-low GWP alternatives to HFCs, including natural refrigerants, spray foam insulation, HVAC, water heating, and refrigeration technologies. In these areas, federal government RD&D funding and leadership is critical.

Complementary RD&D investment by New York in building decarbonization solutions offers multiple benefits. These include a strong multiplier for jobs and economic development, in-state demonstration projects and case studies for emerging technologies in prevalent building types, increased resilience of New York's buildings stock, and demonstration projects that are located in and benefit Disadvantaged Communities. The State should continue to support RD&D and help to bring new companies and manufacturers to New York that offer innovative solutions for highly efficient, electrified, and resilient buildings; for grid-interactive buildings; and for reducing embodied carbon in buildings.

Components of the Strategy

NYSERDA and ESD should lead the State's RD&D investments in coordination with Regional Economic Development Councils (REDCs) and local economic development agencies (as critical partners to assess innovation opportunities), SUNY, DEC, DPS, and the utilities.

- **Leverage federal resources:** The State should advocate for, and leverage, federal and national laboratory resources focused on identifying and commercializing advancements in technologies for building decarbonization and building resilience.

- **Scale up tech transfer:** The State should scale up resources to identify and promote technology transfer for innovative building decarbonization technologies and design approaches that are in use internationally and could be transferred to the New York market. For example, key areas for tech-transfer support include adapting technologies for U.S. and New York standards, in-state demonstrations, market research, partnering with New York entities, and manufacturing assistance.
- **Attract and expand in-state businesses, manufacturing, and economic development:** As discussed in *Chapter 14. Industry*, the State should continue to develop an in-state supply chain of green economy businesses and manufactures by offering economic incentives such as loans, grants, tax credits, technical assistance programs, and access to venture capital investments. These incentives should attract, expand, and retain green economy businesses as well as identify and advance in-state economic opportunities, for example to take advantage of production line re-purposing or attract green manufacturing to legacy/rust belt cities and Disadvantaged Communities.
- **Support minority- and women-owned and socially responsible business enterprises:** The State should provide support and outreach for MWBEs, cooperatives, and B Corps, including dedicated access to expert advisory services, internships, fellowships, board placement in innovative companies, and access to venture capital for underrepresented women and minority entrepreneurs, via New York Ventures.
- **Support NextGen building decarbonization solutions:** The State should continue to support RD&D, demonstrations, and technology transfer and commercialization for next generation HVAC systems, building envelopes, and design approaches that meet technical needs, deliver high performance, and lower costs. This includes continued improvement in cold climate performance across a range of heat pump products and sizes; improved domestic hot water heat pump technologies; solutions for harder-to-electrify buildings, including those on the Con Ed steam system; community thermal loops; advanced heat recovery and ventilation; improved thermal storage for HVAC applications; innovative materials, construction approaches, and manufacturing methods that improve building envelopes; and other technologies.
- **Support NextGen grid-interactive buildings solutions:** The State should support RD&D, demonstrations, technology transfer and commercialization, and development of standards across manufacturers and equipment for Grid-Interactive Efficient Buildings to deliver energy efficiency, load flexibility, and modulation capabilities that contribute to efficient grid management and grid reliability. The State should support the development of market signals, including revenue streams for Grid-Interactive Efficient Buildings, via analysis of opportunities

to provide grid services and electric/thermal services to neighboring buildings, assessment of market mechanisms for supporting desired policy outcomes, and pilots and demonstrations to inform rulemaking and ratemaking.

- **Support RD&D for alternative fuels:** The State should assess and then support RD&D needs with respect to the potential for some use of alternative fuels in buildings (such as renewable natural gas [RNG], green hydrogen, wood, and/or high-percentage biodiesel blends) and bioenergy with carbon capture and storage for harder-to-electrify building end uses or systems, which may include campuses with district energy systems. This research should account for impacts on not only the buildings sector, but the industrial, transportation, agriculture, waste, and power sectors, which could benefit from advancement of these solutions. The research agenda should include:
  - Rigorous energy, GHG, and environmental sustainability guidelines and metrics
  - Analysis of the potential air quality and health impacts and best practices to minimize these impacts, such as emissions control technologies, as well as mitigating localized impacts in Disadvantaged Communities
  - Life cycle GHG accounting, with strong preference given to zero- or negative-emission sources
  - The safety of green hydrogen
- **Support RD&D for building resilience:** The State should assess and then support RD&D needs with respect to building resilience as it looks toward both widespread building electrification and more frequent extreme weather and chronic changes to the climate. The State should research, develop, and pilot grid-independent, non-fossil fuel approaches for heating and cooling buildings during prolonged power outages, such as long-duration thermal storage, GSHP plus battery systems, and passive cooling approaches. Related RD&D investments (also discussed in *Chapter 13. Electricity*) include the flexibility and resilience of the electrical system and long-term energy and thermal storage solutions.

B11. Reduce Embodied Carbon from Building Construction

A specific area for RD&D and for the State to lead by example is to reduce the embodied carbon associated with building construction, which describes all GHG emissions that result from the mining, harvesting, processing, manufacturing, transportation, and installation of the products and materials that are used in buildings, as well as end-of-life emissions associated with the disposal of those materials. The most impactful way to reduce embodied carbon is to reuse existing buildings where practical, rather than demolishing and constructing anew. When new construction or renovation occurs, smart and integrated

building design processes can significantly reduce embodied carbon at little-to-no added cost of construction. Moreover, in-state manufacturing can grow to produce the low-carbon alternative products. However, there is currently a broad lack of awareness in the industry of embodied carbon impacts from products in use in buildings, including among designers, contractors, and manufacturers.

To lower the embodied carbon of products and materials used in the buildings sector, New York should establish procurement requirements and design specifications for State-funded projects, building on the framework established in Executive Order 22 directing the GreenNY Council to issue operational directives and guidance for common construction materials to be used in projects using the state procurement process. To lower emissions associated with concrete use in buildings, the State should build on the elements of the Low Embodied Carbon Concrete Leadership Act of 2021, directing the Office of General Services to establish a stakeholder group to set guidelines for state agency procurement of low-carbon concrete.

The State should further take actions to create broad carbon literacy regarding the impact of construction materials as well as support education, building reuse, building de-construction and material reuse, RD&D, and in-state manufacturing of alternative products. These efforts also will increase industry attention to carbon-sequestering products, such as hempcrete and sustainable wood products like mass timber. Some of the components in this strategy relate closely to those presented in *Chapter 14. Industry* (Strategy I2) and *Chapter 15. Agriculture and Forestry* (Strategy AF19).

Components of the Strategy

Interagency coordination through the GreenNY Council should include DASNY, DEC, New York State Office of General Services (OGS), NYPA, NYSERDA, DOS, ESD, and other agencies.

- **Lead by example in State projects:** Pursuant to the Low Embodied Carbon Concrete Leadership Act and Executive Order 22, the State should continue to drive embodied carbon reductions through design and procurement in State-funded new construction projects.
- **Make embodied carbon transparent:** In design specifications, the State should require Environmental Product Declarations for structural building materials where available and require the use of available modeling software and design tools for calculation of the project's embodied carbon budget. The State, through the GreenNY Council, should adopt methodologies for calculation of carbon reduction, including use of a standardized database of values to support analysis for calculation of carbon emissions for use in environmental product declarations. The

methodologies, database, and analyses should leverage the efforts of the federal Buy Clean Initiative and Inflation Reduction Act directives for federal agencies to establish consistency and allow for a like for like comparison across different building materials.

- **Follow lower-carbon specifications:** The State should require that State-funded projects follow lower-carbon specifications (see GreenNY) for the most carbon intensive construction materials and products (such as concrete, foam insulations, glass, and window units).
- **Set reduction targets for projects:** Subsequently, the State should set a target embodied carbon reduction level for projects that is below the established mean embodied carbon budget, as illustrated over the previous years.
- **Incorporate embodied carbon budgets into permitting:** The State should require an embodied carbon budget to be submitted as part of the permit process for all commercial and institutional new construction (and additions and alterations as applicable), immediately for State entities and no later than 2025 for local government entities. The State should provide funding for training and resources for designers and for State and local permitting entities to check carbon budgets for completeness at first and then for accuracy as the market improves in its abilities.
- **Encourage building reuse:** The State should identify and pursue financial incentives, changes to building codes, and other strategies to encourage building reuse, beginning in urban centers that are returning vacant buildings to use. Maintaining the existing building facade and architectural style can be an additional benefit to the embodied carbon reduction. Consistent with *Chapter 16. Waste*, this would include State support for local communities to establish and expand material reuse and exchange centers, as well as training for local crafts and trades people, to encourage the reuse, retrofitting, and repair of existing buildings and building systems and the deconstruction and reuse of building materials.
- **Support RD&D:** The State should support RD&D, demonstration projects, and technology transfer and commercialization for enhanced low-embodied carbon construction, including preference for reuse of existing buildings, as well as showcase low-embodied carbon designs and undertake industry outreach.
- **Expand in-state manufacturing for products:** The State should provide economic incentives and technical assistance to expand in-state manufacturing and assembly for products that are lower in embodied carbon or made of carbon sequestering materials (also known as biogenic or agriculture-based materials). ESD, the New York State Wood Products Development Council (WPDC), SUNY College of Environmental Science and Forestry (ESF), and DEC are well-positioned to provide and coordinate assistance.

- **Incorporate embodied carbon specifications into incentive programs:** In the design of energy efficiency incentive programs, the State should incorporate lower-carbon specifications for the most carbon intensive products (such as foam insulations in homes).
- **Leverage federal efforts and policy development:** The Inflation Reduction Act directs the EPA to develop a program to support the development, enhanced standardization and transparency, and reporting criteria for environmental product declarations for construction materials and products, through offering grants and technical assistance to manufacturers. New York should participate in the federal Buy Clean state government partnership effort in order to expand markets for clean manufacturing and low-carbon materials across the U.S. To assist with standardization and methodological consistency, New York should leverage tools being developed by the federal government, such as the U.S. Department of Energy's Building Technology Office, for life cycle analysis and standard setting for specific products.

Transition from Hydrofluorocarbons

B12. Advance a Managed and Just Transition from Reliance on Hydrofluorocarbon Use

HFC use is currently widespread in refrigeration and HVAC equipment, including in heat pumps that are being recommended to electrify space conditioning and water heating and in foams that provide insulation for higher efficiency buildings. New York State agencies should continue to coordinate with U.S. Climate Alliance states on HFC reduction policies and ensuring an effective phasedown of HFCs. In 2020, DEC adopted the 6 NYCRR Part 494 regulation as a first step in reducing the use of high-GWP HFCs in New York. In 2022, DEC began stakeholder outreach on a rulemaking to expand Part 494 in response to the draft Scoping Plan.

Components of the Strategy

- **Provide education and training:** The State should provide resource toolkits, programs, and incentives that make low-GWP refrigerant technologies and low-GWP alternatives available and affordable, including a focus on natural refrigerants. NYSERDA should support design professional and workforce training and education, including in Registered Apprenticeship programs, around low-GWP refrigerants and alternatives, including natural refrigerants, in building equipment and in building/construction spray foam. DEC should promulgate regulations regarding proper disposal of HFCs already in use in existing equipment and such regulations should be supported by training installers and contractors on handling, equipment maintenance, and disposal protocols.

- **Update regulations, codes, and standards:** As soon as possible, the State should update relevant codes, including the mechanical code, to allow the use of low-GWP alternatives for HFCs in relevant building equipment. DEC should promulgate regulations requiring reclamation or destruction of refrigerants from appliances at end-of-life, with verification and reporting, and require leak detection for certain commercial refrigeration. In addition to education and training, the State should provide economic support (such as, incentives to purchase leak detection and reclamation equipment, or compensation for refrigerant reclamation) to aid local industry with this transition.
- **Support the HFC phase-out in food stores:** Supermarkets are the largest source of HFC emissions in New York. There are natural alternatives available today that not only provide significant GHG reduction benefits but are also more efficient, do not contain fluorinated chemicals, and have a lower total cost of ownership. The key barrier to wider adoption is the high cost of installation, which may be prohibitive for small businesses and for stores in Disadvantaged Communities. NYSERDA, DPS, and DEC should coordinate to develop incentives such as utility rebates and grant programs to support the adoption of natural refrigerants in food stores. Incentives are particularly needed to fund a substantial portion of the installation of new equipment in existing stores in Disadvantaged Communities or stores operated by independent companies or small chains, to enable food stores to phase out HFCs without impacting LMI consumers or negatively affecting food security.
- **Phase out high-GWP HFCs:** DEC should expand the scope of 6 NYCRR Part 494, which prohibits certain HFCs in refrigerator/freezers, chillers, commercial refrigeration, and aerosols/foams/solvents end uses, including through the establishment of a GWP threshold that decreases over time as low and ultra-low GWP options become available and addressing leakage in existing equipment during the transition. DEC should align New York policy with anticipated federal (EPA) policy measures to meet HFC reduction requirements as well as with other U.S. Climate Alliance states, to send a strong market signal to manufacturers and industry while mitigating costs of the transition.
- **Research health effects and environmental impacts:** The State should support further research into known data gaps, including an analysis of typical leak rates and charge size in heat pump technologies and research into long-term health effects of exposure to new HFC-alternative chemicals in building materials.
- **Support RD&D:** The State should continue to support demonstration projects for low and ultra-low GWP refrigerants in HVAC and hot water systems and for refrigerant leakage detection and reduction strategies. The State should develop case studies in refrigerant management and

alternatives to HFCs, including natural refrigerants, showing the safety, performance, and cost impacts.

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MEMORANDUM

TO: **Mayor Kyriacou and Members of the City Council of the City of Beacon**

FROM: **Keane & Beane, P.C.**

RE: **Alternative Legislative Measures to Promote the Electrification of Buildings in the City of Beacon**

DATE: **December 21, 2022**

As a follow-up to the City Council's discussion on November 14, 2022, concerning legislation to ban gas hookups in new construction, our office spoke to Elizabeth Staubach from NYSERDA to discuss legislative options to promote the electrification of buildings in the City of Beacon. Ms. Staubach confirmed that there are issues of preemption with respect to any legislation that effectively bans fossil fuel hookups in new construction that must be considered when drafting local laws to promote electrification of buildings. NYSERDA is collaborating with outside counsel to review pathways for such legislation that are effective and legal. However, as detailed at the end of this memo, we believe the NYS Energy Code may provide authority for the City to regulate in this area.

NYSERDA Programs to Promote Electrification

NYSERDA is working on developing legislation for local governments to promote the electrification of buildings. NYSERDA recently created the NYSERDA Stretch to zero pilot program to create and evaluate workable approaches for the local and statewide implementation of a decarbonized, zero on-site greenhouse gas emissions code. A zero on-site emissions code will require all new construction within the adopting municipality to be all-electric. NYSERDA selected two municipalities (the Village of Hastings and one other, not yet publicly announced) to participate in the pilot program. NYSERDA hopes that that these municipalities will be ready to adopt and implement a zero on-site greenhouse gas emissions code by December 2023. The local laws adopted by the pilot municipalities in 2023 will then be available for other municipalities to consider.

NYSERDA also plans to open the Stretch to Zero Program to additional municipalities in the first quarter of 2023. When the program goes live, the City of Beacon will be notified via the City's Clean Energy Coordinator. Applications will be accepted on a rolling basis.

NYSERDA is also working on the Stretch 2023 Energy Code. The Stretch 2023 Energy Code will go father than the 2020 Stretch Energy Code to establish more stringent energy efficient requirements for new buildings to provide greater savings over the State Energy Code for both residential and commercial buildings. The City would need to adopt a local law to require the 2023 Stretch Code. NYSERDA has not announced when the 2023 Stretch Code will be released.

New York City Legislation to Promote All-Electric Buildings

In 2019, New York City enacted Local Law 97. Local Law 97 sets forth criteria that drastically reduce the city's emissions through the implementation of carbon caps on infrastructure. This stringent and extremely ambitious law aims to cut New York City's emissions by 40% by 2030 and by 80% by 2050. On May 18, 2022, a group of building owners, residents and corporations filed a lawsuit against New York City, the Department of Buildings and the Department of Buildings Commissioner in New York County Supreme Court. The complaint in *Glen Oaks Village Owners, Inc. v. City of New York*, Index No. 154327/2022 (Sup. Ct., NY Cnty.) seeks to overturn Local Law 97 on the alleged grounds that it: (i) is preempted by the New York State Climate Leadership and Community Protection Act of 2019 (CLCPA); (ii) violates due process because it levies excessive penalties against property owners, is retroactive, and is impermissibly vague; and (iii) constitutes an unauthorized tax, contrary to state constitutional and statutory provisions. On July 28, 2022 the New York City Defendants filed a Motion to Dismiss the Complaint. The court has not yet issued a decision on the Motion to Dismiss. Our office will monitor this litigation.

In December 2021, New York City signed into Local Law 154 which effectively mandates the electrification of most new buildings by prohibiting the on-site "combustion of a substance that emits 25 kilograms or more of carbon dioxide per million British thermal units of energy." Local Law 154 will take effect in December 2023 for buildings under seven stories and in 2027 for buildings greater than seven stories. Under the law, construction projects submitted for approval after 2027 must use sources like electricity for stoves, space heaters and water boilers instead of gas or oil. According to Amy Turner, a Senior Fellow at the Sabin Center for Climate Change Law at Columbia Law School, Local Law 154 attempts to avoid the issue of preemption in two main ways:

> First, by setting an air emissions standard, it limits preemption risk by the U.S. Energy Policy & Conservation Act (EPCA), which prohibits state and local regulations 'concerning the energy efficiency, energy use or water use of' many building systems and appliances. Second, by allowing for the continued provision of all forms of fuel, including fossil gas, it steers clear of potential preemption by the New York State public service law's so-called 'obligation to serve,' which declares as New York State policy 'the continued provision of…

> gas, electric and steam service to all residential customers.' It should be noted that New York City has broad local building code authority, while many local governments are preempted by statewide codes.[1]

Local Law 154 has not yet been challenged so the issue of whether such legislation is preempted remains to be seen.

New York State All Electric Buildings Act

The issues of preemption could be easily addressed if New York State adopted the All-Electric Building Act (S6843C/A8431). This legislation provides that the state energy conservation construction code shall prohibit infrastructure, building systems, or equipment used for the combustion of fossil fuels in new construction statewide no later than December 31, 2023 if the building is less than seven stories and July 1, 2027 if the building is seven stories or more. A copy of this legislation in attached hereto. In 2022, Governor Kathy Hochul proposed a version of the bill in her January budget. While this legislation was removed from the proposed budget, the bill is still under review by the State legislature.

The City Council may adopt a resolution to support this legislation and encourage its adoption.

NYS Energy Code

NYS Energy Law Section 11-109 allows municipalities to promulgate, subject to review and approval by the NYS DOS Codes Council, local energy conservation construction codes that are more stringent than the State Energy Code. Section 11-104 of the Energy Code, entitled State Energy Conservation Construction Code, provides in relevant part:

> State energy conservation construction code. In addition to meeting the purposes set forth in section 11-101 of this article, the code shall be designed to satisfy the following specific criteria:

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[1] Turner, Amy, *Emerging Local Legal Pathways for Building Electrification: Air Pollution and Land Use Regulation in New York City & Brookline, Massachusetts*, May 28, 2021, https://blogs.law.columbia.edu/climatechange/2021/05/28/emerging-local-legal-pathways-for-building-electrification-air-pollution-and-land-use-regulation-in-new-york-city-brookline-massachusetts/ (Note that on February 25, 2022 Attorney General Maura Healey ruled that the Town of Brookline's efforts to use zoning bylaws to stop fossil fuels in new buildings violated state law.)

1. The code's standards and requirements, so far as may be practicable, shall be formulated in terms of performance objectives.

2. To the fullest extent feasible, use of modern technical methods, devices and improvements which tend to minimize consumption of energy and utilize to the greatest extent practical solar and other renewable sources of energy without affecting reasonable requirements for the health, safety and security of the occupants or users of buildings shall be permitted.

3. As far as may be practicable, the improvement of energy conservation construction practices, methods, equipment, materials and techniques shall be encouraged.

4. The code shall provide reasonable uniform standards and requirements for construction and construction materials for the improvement of energy conservation construction practices.

5. The state fire prevention and building code council, in consultation with the commissioner of the department of parks, recreation and historic preservation, is authorized to adopt exemptions to such uniform standards and requirements for historic buildings as defined in section 11-102 of this article, to the extent that the uniform standards and requirements would threaten, degrade, or destroy the historic form, fabric, or function of such historic buildings.

6. To the fullest extent feasible, the standards for construction of buildings in the code shall be designed to help achieve the state's clean energy and climate agenda, including but not limited to greenhouse gas reduction, set forth within chapter one hundred six of the laws of two thousand nineteen, also known as the New York state climate leadership and community protection act, and as further identified by the New York state climate action council established pursuant to section 75-0103 of the environmental conservation law.

Relying on Sections 11-109 and 11-104 (2) and (6), the City may be able to craft a law that limits new construction to only including electric power as the energy source. Our office continues to review the Energy Code to draft a local law restricting the use of natural gas for certain new construction.

Climate Action Scoping Plan

On December 19, 2022, the New York State Climate Action Council approved its final Scoping Plan, which outlines recommended policies and actions to help meet the goals and requirements of the nation-leading Climate Leadership and Community Protection Act (the "Climate Act"). The Scoping Plan includes the following recommendations for buildings:

- By 2050, 85 percent of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks;
- Adopt zero-emission codes and standards and require energy benchmarking for buildings;
- Scale up public financial incentives and expand access to public and private low-cost financing for building decarbonization;
- Expand New York's commitment to market development, innovation, and leading by example in State projects; and
- Transition from hydrofluorocarbons.

Under the Climate Act, New York is required to reduce greenhouse gas emissions by 85 percent from 1990 levels by 2050. To achieve these goals, the Scoping Plan encourages the State to develop model energy conservation building codes and construction policies to encourage local policy decisions that accelerate energy efficiency with a focus on equity.

Conclusion

We will advise the Council as our research progresses and prepare an update for the Council's review in January, which will provide an overview of potential legislation the City may consider to encourage the electrification of buildings. We will also continue to monitor State legislation and policy concerning energy efficiency.

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MEMORANDUM

TO: Mayor Kyriacou and Members of the City Council of the City of Beacon

FROM: Keane & Beane, P.C.

RE: Legislation to Promote the Electrification of Buildings in the City of Beacon

DATE: January 6, 2023

The City Council is considering adopting a local law to ban fossil fuel connections (natural gas and oil tanks) in new construction. The purpose of such a local law is to promote electrification of buildings in the City of Beacon and reduce combustion of fossil fuels. Our office is preparing an Energy Code Supplement for the City to regulate new construction and/or equipment to substantially reduce greenhouse gas emissions. Our goal is to draft legislation that is achievable, affordable and impactful. The Energy Code Supplement will act as an overlay to the New York State Energy Conservation Construction Code ("NYS Energy Code"), not a replacement. All other applicable State code requirements must still be met. As set forth in our December 21, 2022, memorandum, the NYS Energy Code provide authority for the City to promulgate local energy conservation construction codes that are more stringent than the NYS Energy Code.

The Final Scoping Plan

On December 19, 2022, the New York State Climate Action Council released its Final Scoping Plan which provides a framework for how New York will reduce greenhouse gas emissions and achieve net-zero emissions, increase renewable energy use and ensure all communities equitably benefit in the clean energy transition. Attached hereto is Chapter 12 of the Final Scoping Plan, which focuses on the residential and commercial building sector and sets forth key sector strategies. In addition, the Final Scoping Plan includes recommendations specifically focused on the local government sector. Specifically, the Final Scoping Plan recommends "development of model above-minimum energy conservation codes and construction policies to encourage local energy policy decisions that accelerate energy efficiency with a focus on equity. Recognizing that many local governments struggle with tight budgets and limited staff capacity, which limits their ability to take local climate action, this strategy also includes leveraging and expanding existing State programs to

help support communities with a focus on equity."[1] The Climate Action Council's first recommendation in terms of timeline is to require all electric for new residential construction of three stories and under by 2025, and later dates — 2030, 2035 — for other construction, including taller residential, commercial and replacement of non-electric fixtures at end of useful life. Our office will draft a local law for the City of Beacon that furthers the goals and objectives outlined in the Final Scoping Plan and encourages energy efficiency.

Questions for Consideration to Draft Proposed Legislation on the Electrification of Buildings in the City of Beacon

Drafting of the law requires that the goals set by the law can be achieved. A law that is aspirational and the technology is not yet available or feasible will not achieve the City's objectives. To that end, we have focused this memorandum on regulating residential construction and providing for a phasing-in of regulations of commercial buildings. The remaining portion of this memorandum outlines specific questions for the City Council to review when considering drafting such a local law.

1. What types of construction should the proposed local law regulate?

    a) Residential construction (upon the effective date of the law):

        (i) Single-family,

        (ii) Two-family,

        (iii) Multi-family,

        (iv) Condominium/Townhouses

    b) Commercial construction (Phased in starting in 2028):

        (i) All commercial construction

        (ii) Specific categories of commercial construction:

            [1] Mixed Use (commercial/residential),

            [2] Restaurant,

            [3] Retail store,

            [4] Business office, or

            [5] Other construction

2. We have identified two categories of construction that the proposed local law may apply to: New Construction and Major Renovations (which includes additions). We assume the City would like the law to apply to all new construction. The City must also determine whether the law should apply to

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[1] Final Scoping Plan, https://climate.ny.gov/-/media/project/climate/files/NYS-Climate-Action-Council-Final-Scoping-Plan-2022.pdf, Chapter 1, Executive Summary (P. 18)

major renovations, where the scope of the work, feasibility of integrating non-fossil fuel energy sources into existing buildings and the cost may hinder those efforts:

a) Construction of new buildings - to be included.

b) Major renovations, including structural additions:

(i) How will the term "major renovation" be defined?

[1] For example, is a major renovation where work is less than 75% of the building floor area subject to the law?

[2] Must the whole building comply, or just the renovated work area?

3. Will the requirements of the new law apply to projects or construction that do not include heated space? Heated space refers to space that is intended to be used for living, sleeping, cooking or eating purposes, or any combination thereof that is heated by a central heating system or other fixed equipment. Unheated space may include an enclosed porch, a basement, an attic, garage or shed. If a property owner adds a garage addition- will such addition trigger the requirements of the new law?

4. What exemptions should the law include?

a) The City may consider exemptions for:

(i) Emergency back-up power;

(ii) Commercial food establishments;

(iii) Light Industrial and Industrial;

(iv) Municipal Water and Wastewater Facilities;

(v) Low income housing;

(vi) Buildings greater than three stories;

(vii) Laboratories;

(viii) Laundromats;

(ix) Hospitals;

(x) Historic Buildings; or

(xi) Crematoriums.

b) The Energy Code Supplement adopted by the City and Town of Ithaca in 2021 allows cooking and process energy to use fossil-fuels. (Process energy is energy consumed in support of a manufacturing, industrial, commercial, research, or educational process other than space heating, ventilating, air conditioning, service water heating, plug loads, lighting,

and appliances. Examples of process loads include commercial cooking, commercial refrigeration, energy used by machinery in manufacturing, energy used by medical equipment, emergency generators, and energy used for agricultural needs. Examples of loads that are not considered process loads include electricity required for exhaust fans, heating and cooling for ventilation makeup air for any purpose, including kitchen and lab hoods, and energy used for clothes drying.)

5. When should the City's fossil fuel ban go into effect? The City Council should consider whether it wants to take the first step to ban fossil fuels in new construction sooner than is set forth in the Final Scoping Plan adopted by the Climate Action Council.

    a) Example #1: Land use approvals issued after June 30, 2025 must comply with the law.

    b) Example #2: Building permits issued after January 1, 2024 must comply with the law.

    c) Example #3: Building permits issued after January 1, 2023 must comply with the law.

    d) The City may also consider an option to phase in the fossil-fuel ban. For example, the City may require new residential construction to comply with the City's net-zero requirements by January 1, 2026 and commercial construction to comply by January 1, 2028.

    e) Under the Energy Code Supplement adopted by the City and Town of Ithaca in 2021, all buildings shall be built to have net-zero greenhouse gas emissions and shall not use fossil fuels for space heating, water heating, or clothes drying starting January 1, 2026. Note, this requirement applies to all commercial buildings and residential buildings.

6. Should the law include a hardship exemption? (For example, if the applicant presents an unreasonable hardship, the applicant may apply for an exemption.)

7. Who should review the hardship exemption application? (ZBA, City Council, Building Inspector?)

8. If a hardship exemption is permitted what is the hardship standard?

    a) Example #1: In applying for an exemption, the burden is on the applicant to demonstrate the unreasonable hardship, and that the proposed exemption fulfills alternative energy conservation standards or otherwise achieves to the maximum extent practicable reduction of greenhouse gas emissions.

b) Example #2: Must show unreasonable hardship exemptions will only be granted in unusual circumstances based upon a showing of good cause and a determination that the public interest is not substantially prejudiced by the exemption or other compelling circumstances.

c) Example #3: Must show that compliance with the law is financially, technically or physically infeasible.

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MEMORANDUM

TO: **Mayor Kyriacou and Members of the City Council of the City of Beacon**

FROM: **Keane & Beane, P.C.**

RE: **Legislation to Promote the Electrification of Buildings Updated Decision Tree Memo Responses**

DATE: **January 20, 2023**

At the January 9, 2022 City Council workshop meeting, the City Council discussed amendments to the City Code concerning draft legislation to promote the electrification of buildings in the City of Beacon. This memorandum outlines the questions the City Council considered concerning such legislation. Our office is speaking with architects to get a better understanding of the implementation of the law. NYSERDA has also referred us to speak to its Communities and Local Government Program Manager. We have contacted this person and are waiting for a response back.

1. What types of construction should the proposed local law regulate?

   - **Answer:** At the City Council's recommendation, fossil fuel connections (natural gas and oil tanks) shall be prohibited in new residential construction effective January 1, 2024, and commercial construction effective January 1, 2027. Residential construction shall include single-family dwellings, two-family dwellings, multi-family dwellings, and townhouses. The classification of mixed-use properties as residential or commercial remains an open question to be discussed with NYSERDA.

2. We have identified two categories of construction that the proposed local law may apply to: New Construction and Major Renovations (which includes additions). We assume the City would like the law to apply to all new construction. The City must also determine whether the law should apply to major renovations, where the scope of the work, feasibility of integrating non-fossil fuel energy sources into existing buildings and the cost may hinder those efforts,

   - **Answer:** The proposed local law shall apply to all (a) new construction, and (b) major renovations where the scope of work includes replacement of the existing heating/ hot water systems. For example, if someone does a renovation to their home or commercial building and is not replacing their

two-year old boiler and steam radiator system in connection with such renovation, they will not be required to comply with the City's electrification requirements.

3. Will the requirements of the new law apply to projects or construction that do not include heated space? Heated space refers to space that is intended to be used for living, sleeping, cooking or eating purposes, or any combination thereof that is heated by a central heating system or other fixed equipment. Unheated space may include an enclosed porch, a basement, an attic, garage or shed. If a property owner adds a garage addition- will such addition trigger the requirements of the new law?

   - **Answer:** The requirements of the proposed local law shall only apply to projects that involve heated space.

4. What exemptions should the law include?

   - **Answer:** The proposed local law shall not apply to the installation of Emergency back-up power and municipal water and wastewater facilities or projects that received approval from the Planning Board before June 30, 2023.

5. When should the City's fossil fuel ban go into effect? The City Council should consider whether it wants to take the first step to ban fossil fuels in new construction sooner than is set forth in the Final Scoping Plan adopted by the Climate Action Council.

   - **Answer:** All building permit applications submitted on or after January 1, 2024 concerning the construction of a residential shall not contain any fossil fuel hookup (natural gas or oil tank). All building permit applications submitted on or after January 1, 2027 concerning the construction of any commercial building shall not contain any fossil fuel hookup.

6. Should the law include a hardship exemption? (For example, if the applicant presents an unreasonable hardship, the applicant may apply for an exemption.)

   - **Answer:** The law will include a hardship exemption.

7. Who should review the hardship exemption application? (ZBA, City Council, Building Inspector?)

   - **Answer:** The hardship exemption applications will be reviewed by the ZBA.

8. If a hardship exemption is permitted what is the hardship standard?

- **Answer:** An applicant seeking a hardship must show that compliance with the law is financially, technically or physically infeasible.

LOCAL LAW NO. ____ OF 2023

CITY COUNCIL
CITY OF BEACON

LOCAL LAW TO CREATE CHAPTER 106, ARTICLE V OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to create Chapter 106, Article V of the Code of the City of Beacon to require the electrification of residential and commercial buildings.

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

Section 1. Chapter 223, Article V of the Code of the City of Beacon entitled "All-Electric Buildings" is hereby created as follows:

Article V All-Electric Buildings

§ 106-30 Intent and purpose; findings; authority

A. Intent and purpose. It is the policy of City of Beacon and State of New York to achieve energy efficiency and renewable energy goals, reduce greenhouse gas emissions, mitigate the effect of global climate change, and advance a clean energy economy. This article establishes a local energy code supplement for all new construction and major renovations to further these policy goals, promote the public health, safety, and general welfare and protects, secures and guarantees an individual's right to a healthy environment as required under the New York State Environmental Rights Amendment (the "Green Amendment") implemented as Article I, §19 of the New York State Constitution's Bill of Rights. The Green Amendment creates a constitutionally protected right that "Each person shall have a right to clean air and water, and to a healthful environment." This article furthers that protection by removing greenhouse gas emissions that adversely affect indoor air, outdoor air and the environment in general. It is the intent of this article to deliver measurable and long-lasting reduction in greenhouse gas emissions from all new construction and major renovations to support the goal of zero on-site greenhouse gas emissions and the state's clean energy and climate agenda, including but not limited to greenhouse gas reduction requirements set forth within the New York State Climate Leadership and Community Protection Act ("CLCPA"). The purpose of this article is to eliminate obsolete natural gas infrastructure and associated greenhouse gas emissions in new buildings where all-electric infrastructure can be most practicably integrated, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas.

B. Findings. The City Council of the City of Beacon finds the following:

(1) Climate change is causing an increase in extreme weather events, such as storms, flooding, and heat waves that threaten human life, health communities, and critical infrastructure to the City, New York State, and across the world.

(2) There is a clear emerging international consensus that to avoid the most severe impacts of a changing climate, global warming should be limited to 1.5 degrees Celsius.

(3) Greenhouse gas emissions related to human activity are the main cause of global warming. Buildings within the City of Beacon are a significant contributor to local greenhouse gas emissions.

(4) New York State, through its CLCPA, adopted on July 18, 2019, has set ambitious goals to combat climate change through greenhouse gas reduction. The CLCPA mandates significant reductions in greenhouse gas emissions and requires that all electricity be derived from emissions-free sources by 2040. State goals are in line with the objectives of this article, including reducing emissions in buildings, electrifying space heating, water heating, and cooking systems, increasing the use of renewable energy and reducing the use of fossil fuels.

(5) On November 2, 2021, New York voters approved the Green Amendment to the New York State Constitution. The Amendment secures each person's "right to clean air and water, and a healthful environment." N.Y. Const., Art. 1, Sec. 19. The goal of the Green Amendment is to ensure government officials seek to avoid and prevent environmental harm.

(6) On December 19, 2022, the New York State Climate Action Council adopted its Final Scoping Plan to reduce New York's greenhouse gas emissions 40 percent by 2030 and no less than 85 percent by 2050. The Final Scoping Plan recommends that by 2050 85 percent of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks, and encourages the state and municipalities to adopt zero-emission codes and standards and require energy benchmarking for buildings.

(7) The combustion of fossil fuels in homes and other buildings decreases internal air quality and has adverse impacts on human health.

(8) Electrification has been proven to be a vital and cost-effective tool in reducing greenhouse gas emissions. According to the U.S. Energy Information Administration, buildings account for twenty-eight percent of the United States' energy use and greenhouse gas emissions.

(9) Corporations seeking approval for infrastructure to transport and distribute natural gas in New York have emphasized that the rationale for creating such infrastructure is based in part on projected increased demand for natural gas from customers in new buildings. Prohibiting the use of fossil fuels in new construction will eliminate this rationale and help achieve the greenhouse gas emission reduction goals established in the CLCPA and further New York's record as a leader in combating climate change.

(10) The most cost-effective time to integrate electrical infrastructure is in the design phase of a building project because building systems and spaces can be designed to optimize the performance of electrical systems and the project can take full advantage of avoided costs and

space requirements from the elimination of natural gas piping and venting for combustion air safety.

(11) All-electric buildings will be more durable, have lower maintenance costs, will last longer, and have eliminated risk of gas explosions and carbon monoxide poisoning.

(12) All-electric building design benefits the health, welfare and resiliency of the City and its residents.

C. Authority: Pursuant to § 11-109 of the New York State Energy Law, and subject to the provisions and requirements of that section, the City of Beacon has the power to promulgate a local energy conservation construction code that is more stringent than the Energy Conservation Construction Code of New York State (the "Energy Code") The City also has the authority to enact this law based upon Article 1, Section 19 of the New York State Constitution which guarantees each person's "right to clean air and water, and a healthful environment."

§ 106-31 Applicability.

A. This article provides requirements and standards that are in addition to, and shall supplement, the requirements and standards set forth in the Energy Code and in Chapter 119, Uniform Fire Prevention and Building Code, of the Code of the City of Beacon. If a requirement of this article is less stringent than that of the Energy Code in effect at the time of application for a building permit, then the more stringent Energy Code requirement shall take precedence.

B. The City shall enforce this article in addition to the City's enforcement of the Energy Code. Chapter 119, Uniform Fire Prevention and Building Code, of the Code of the City of Beacon sets forth the method for administration and enforcement of this article and establishes powers, duties and responsibilities in connection therewith, including penalties and other remedies for violations of this article.

C. The requirements of this article shall not apply to the following:

(1) The use of fossil fuels to power emergency back-up power systems;

(2) Municipal water and sewer facilities; or

(3) Any project that received site plan approval from the Planning Board prior to June 30, 2023.

§ 106-32 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

COMMERCIAL BUILDING

Any building that is not included in the definition of "residential building." Any portion of a mixed-use building used for commercial purposes shall be regulated as a commercial building.

ENERGY CODE

The State Energy Conservation Construction Code, as currently in effect and as hereafter amended from time to time.

FOSSIL FUELS

An energy source formed in the Earth's crust from decayed organic material. The common fossil fuels are petroleum, coal, and natural gas. For purposes of this article, fossil fuels shall also include common extracts, derivatives, and products of fossil fuels, including but not limited to propane, kerosene, and gasoline.

GREENHOUSE GAS (GHG)

Any of several gases, including carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), and fluorinated gases, that trap heat in the atmosphere.

HEATED FLOOR AREA

An area or room that is enclosed within the building thermal envelope and is directly or indirectly heated using fossil fuel, electricity, or biomass as the energy source. Spaces are indirectly heated where they connect through openings with heated spaces, where they are separated from heated spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated ducts, piping or other sources of heating using fossil fuel, electricity, or biomass.

MAJOR RENOVATION

Any construction or renovation to an existing structure other than a repair or addition, where the work area exceeds 75% of the heated floor area and involves the replacement or new installation of a heating or hot water system (e.g., boiler, furnace, or other major system). Changes to ventilation and air conditioning systems are not considered renovations of the heating system.

MIXED-USE BUILDING

Any building in which a portion of the use is residential, and a portion of the use is commercial.

NATURAL GAS INFRASTRUCTURE

Fuel gas piping, other than service pipe, in or in connection with a building, structure or within the property lines of premises, extending from the point of delivery at the gas meter.

NEW CONSTRUCTION

Site preparation for, and construction of, entirely new structures, excluding additions and renovations.

RESIDENTIAL BUILDING

Any building covered by the Residential Code of New York State, as well as any building that is classified in accordance with Chapter 3 of the Building Code of New York State in Group R-2, R-3, or R-4, including accessory dwelling units. Any portion of a mixed-use building used for residential purposes shall be regulated as a residential building.

§ 106-32 All-electric building requirements.

A. Effective on January 1, 2024, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations of residential buildings which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

B. Effective on January 1, 2024, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations related to any portion of a mixed-used building used for residential purposes which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

C. Effective on January 1, 2027, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations of commercial buildings which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

D. Effective on January 1, 2027, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations related to any portion of a mixed-used building used for commercial purposes which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

E. All plans submitted in connection with new construction subject to the provisions of this article shall, as applicable, include notes and drawings to show the removal of oil tanks and demonstrate that any oil tank removed was appropriately closed in accordance with state regulations. All plans submitted in connection with new construction subject to the provisions of this article shall, as applicable, include notes and drawings to show the removal of natural gas infrastructure and demonstrate that such natural gas infrastructure was capped, and appropriate details shall be noted on the plan if such natural gas infrastructure is required to support an emergency back-up generator.

§ 106-33 Economic hardship exemption.

A. An applicant whose building permit application has been denied may apply to the Zoning Board of Appeals for an economic hardship exemption to obtain relief from the requirements of this article. Upon receipt of an application for relief, the Zoning Board of Appeals shall, within 45 days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

B. At the public hearing, the Zoning Board of Appeals may hear testimony and entertain the submission of written evidence from the applicant and/or the public.

C. To obtain a certificate of economic hardship, the applicant must prove the existence of an economic hardship by establishing that compliance with this article is financially, technically or physically infeasible.

D. The Zoning Board of Appeals shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall be in writing and shall state the reasons for granting or denying the economic hardship application.

E. Notwithstanding any granted economic hardship exemption, all new construction and major renovations shall be required at a minimum to have sufficient electric capacity, wiring and conduit to facilitate future full building electrification.

Section 2. Numbering for Codification

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

Section 3. 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 4. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State. The City shall file a copy of this local law with the State Fire Prevention and Building Code Council within thirty (30) days after promulgation or adoption of this Local Law. The City may enforce this Local Law until and unless the State Fire Prevention and Building Code Council denies the more stringent local energy code standards set forth in this Local Law.

City of Beacon City Council Agenda
02/06/2023

Title:

Agreement with Carey and Walsh, Inc. for HVAC Maintenance Services at City Hall

ATTACHMENTS

Draft Agreement with Carey and Walsh, Inc. for HVAC Maintenance Services at City Hall

AGREEMENT BY AND BETWEEN
THE CITY OF BEACON, NEW YORK AND CAREY & WALSH, INC.

This Agreement (the "Agreement") is dated as of February ___, 2023 (the "Effective Date") between **CAREY & WALSH, INC. (the "Contractor")**, a domestic business corporation with offices at 529 N State Road, PO Box 2529, Briarcliff Manor, NY 10510, and the **CITY OF BEACON (the "City")**, a municipal corporation of the State of New York with offices at One Municipal Plaza, Beacon, New York 12508 (each, a "Party", collectively the "Parties").

WITNESSETH:

WHEREAS, the City desires to enter into a contract with the Contractor to continue to provide maintenance to the City's HVAC mechanical systems located in City Hall, at One Municipal Plaza, Beacon, New York; and

WHEREAS, the Contractor is willing to furnish a service technician to inspect and provide service and preventative maintenance for the City's HVAC mechanical systems in City Hall; and

WHEREAS, in 2015, the City Council awarded the Contractor a contract to perform HVAC mechanical repairs and install new HVAC controls in the Beacon Municipal Building; and

WHEREAS, the Contractor has performed HVAC mechanical repairs for the City since 2015; and

WHEREAS, on February 14, 2023, the City Council adopted Resolution No. ___ of 2023 to authorize the City Administrator to execute an agreement with the Contractor and any extensions or amendments to said Agreement for the continued maintenance of the City's HVAC mechanical systems subject to review and approval by the City Attorney as to form and substance.

NOW, THEREFORE, for consideration of the mutual covenants, conditions and agreements contained herein, the Parties to this Agreement agree as follows:

1. **Scope of Services.** The City herby retains the Contractor to perform all services set forth in the Maintenance Agreement Renewal, dated December 12, 2022, attached hereto as Exhibit "A" (referred to herein as the "Services").

2. **Conflicts**. If any provision of this Agreement conflicts with any provision of the Maintenance Agreement Renewal, attached hereto as Exhibit "A", the provisions of this Agreement shall govern and prevail.

3. **Technician's Report**. After each inspection, a copy of the technician's report

shall be submitted to the City upon request. Should any repairs be required above and beyond the scope of this Agreement, the Contractor shall submit a proposal of costs associated with such repairs.

4. **Emergency Work**. No work other than the regular inspection shall be performed without the written and or verbal authority of the City. However, in the event of an emergency, the Contractor shall exercise good and prudent judgment to make any necessary repairs and or adjustments required to prevent immediate damage to the City's property. For example, water leaks, broken pipes, freeze ups or similar incidents.

5. **Term of Agreement.** The Contractor agrees to provide the Services under this Agreement from January 1, 2023 through December 31, 2024.

6. **Compensation.**

a. As full and complete consideration for the Services, the City shall pay the Contractor an annual rate of **Twenty-Eight Thousand, Two Hundred, Sixty and 24/100** ($28,260.24). The Contractor shall pay Prevailing Wage Rates and the Prevailing Hourly Supplements pursuant to Section 220-A of the New York State Labor Law. A verified Statement of Payment of Prevailing Rates ("Certified Payroll Report") must be attached to all invoices in order for payment to be made by the City. The City shall pay the Contractor quarterly at the beginning of each billing period.

b. If service is required other than the items outlined in this Agreement, the mechanic's time will be charged to the City at the following rates:

Period Covered January 1, 2023 through December 31, 2024

8 a.m. through 4:30 p.m.-Monday through Friday	$158.00 per hour
After 4:30 p.m.- Monday through Friday	$237.00 per hour
Saturdays and Sundays	$237.00 per hour
Holidays	$316.00 per hour

7. **Call for Service.** All service calls shall be called into the Contractor's service department including all calls placed through email. Reasonable prompt service will be given on all service calls.

8. **Performance of Services.** In performing the Services, the Contractor shall assign qualified personnel and perform said Services in accordance with the professional standards and with the skill, diligence and quality control/quality assurance measures expected of any firm performing services of a similar nature. The Contractor shall at all times comply with all applicable laws, ordinances, statutes, rules and regulations.

9. **Independent Contractor Status.** The Contractor and all employees, assistants, consultants and agents thereof shall be independent contractors to the City and shall not claim or receive any benefit or privilege conferred to the City's employees, including, without limitation, disability or unemployment insurance, workers' compensation, medical insurance, sick leave, retirement or any other employment benefit. The City shall not be responsible for the Contractor's compliance with any local, state or federal law, regulation or requirement and shall not withhold any taxes, including payroll or income taxes, for the Contractor or any employee, assistant, consultant or agent thereof. The Contractor exclusively assumes responsibility for acts of its employees, associates, and subcontractors as they relate to the Services to be provided under the Agreement.

10. **Insurance Requirements.**

a. Prior to commencement of any services, the Contractor shall, at its sole expense, maintain the following insurance:

(i) Worker's Compensation and Employers Liability Policy, covering operations in New York State. Policy shall include all employees, volunteers, owners/partners and provide statutory Workers Compensation limits.

(ii) NYS Disability and Paid Family Leave Policy.

(iii) General Liability Policy, with limits of no less than $1,000,000 each occurrence, including personal injury and products-completed operations, and $2,000,000 annual aggregate limits. The City of Beacon shall be named as an additional insured on the policy. The insurance policy shall be written on a primary and non-contributing coverage basis, including any self-insured retentions.

(iv) Comprehensive Automobile Policy, with limits of no less than $1,000,000 Bodily Injury and Injury and Property Damage liability including coverage for owned, non-owned, and hired private passenger and commercial vehicles. The policy shall be written on a primary and non-contributing coverage basis. The City of Beacon shall be named as an Additional Insured on the policy.

(v) Umbrella Liability, with limits of no less than $1,000,000, including coverage for General and Automobile Liability. The City of Beacon shall be named as an Additional Insured on the policy. The insurance policy shall be written on a primary and non-contributing coverage basis, including any self-insured retentions.

b. All insurance coverages must be from an A.M. Best Rated "secured" (B+-A++), New York State admitted insurer.

c. Certificates shall provide that thirty (30) days written notice, by registered mail with return receipt requested, prior to cancellation or expiration be given to the City. Policies that lapse and/or expire during term of work shall be recertified and received by the City no less than thirty (30) days prior to expiration or cancellation.

d. The Contractor shall furnish to the City Certificates of Insurance as evidence of coverage and proof of Workers Compensation coverage prior to commencement of any services and naming the City, its officers, officials and employees as an Additional Insured on the Commercial General Liability, Commercial Automobile and Umbrella Liability Policies.

11. **Indemnification and Liability.**

a. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City and its respective elected officials, agents, officers, and employees from and against any and all losses, damages, detriments, suits, claims, demands, liabilities, costs and charges, including attorneys' fees and disbursement that (i) arise from or are in any way connected with the performance under this Agreement, but excluding professional acts; (ii) to the extent they arise from any negligent act or omission in performance of professional services by the Contractor, the Contractor's employees or subconsultants; (iii) result from any default of this Agreement or any provision hereof by the Contractor; or (iv) result from the negligent acts, willful intentional acts or gross negligence of the Contractor or the Contractor's employees' property or equipment on City property. The Contractor 's obligations under this paragraph shall survive the revocation or termination of this Agreement. The obligation of the Contractor to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including worker's compensation or other employee benefit acts provided by the Contractor.

b. The City shall in no event be liable or responsible for damage or injury to any person or property caused by the use, maintenance, or operation of any vehicle or other equipment by, or the action of, the Contractor or the Contractor's employees, subcontractors and agents in performing the Services.

c. The Contractor shall assume all liability for any injury, sickness, disease or death to any employee, subcontractor and/or agent arising out of or resulting from performance of the Services.

d. The Contractor shall be responsible for repairing all damage to property caused through the use, maintenance, and operation of the Contractor's vehicle or other equipment by, or the action of the Contractor or the Contractor's employees, subcontractors or agents.

12. **Non-Assignment**. The Contractor may not assign, transfer or convey any of its respective rights or obligations under this Agreement or subcontract any portion of the Services set forth herein unless approval is first obtained in writing from the City of Beacon.

13. **Termination.** The City may terminate this Agreement for any reasons upon sixty (60) days' written notice. Upon such termination, the Contractor shall be paid for all work performed in accordance with this Agreement through the date of termination.

14. **Notices.** Any notice, request, demand, approval or consent given or required to be given under this Agreement shall be in writing and shall be given by a nationally recognized overnight delivery service, with all delivery and/or postage charges prepaid, and shall be deemed to have been given on the day such notice is actually received or refused, or if unclaimed, on the day following the day on which the same shall have been sent by a nationally recognized overnight delivery service and shall be addressed as follows:

To the City of Beacon:

Christopher White
City Administrator
One Municipal Plaza
Beacon, NY 12508

Nicholas Ward-Willis, Esq.
Keane & Beane, P.C.
445 Hamilton Avenue, 15th Floor
White Plains, NY 10601

To Carey & Walsh, Inc.:

Carey & Walsh, Inc.
Fred M. Christiansen
Project Manager
529 North State Road
Briarcliff Manor, NY 10510

15. **Non-Discrimination Requirements.** The Contractor agrees for itself, and its successors and assigns that the Contractor shall not discriminate in the performance of its obligations under this Agreement upon the basis of age, race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, disability, predisposing genetic characteristics, familial status, marital status, or domestic violence victim status.

16. **Waiver.** No waiver made by either party with respect to the performance, or manner or time thereof, or any obligation of the other party or any condition to its own obligation hereunder shall be considered a waiver of any of the rights of that party with respect to any other default or breach. No such waiver shall be valid unless it is in writing duly signed by the party waiving the right or rights.

17. **Severability.** If any term or provision of this Agreement shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

18. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of New York.

19. **Modification or Amendment.** No amendment, change or modification of this Agreement shall be valid unless in writing, signed by both Parties hereto.

20. **Binding Effect.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the Parties hereto.

21. **Entire Agreement.** This Agreement contains the entire terms and obligations between the Parties as to subject matter herein and supersedes all prior agreements whether oral or written between the Parties hereto. This Agreement may be modified only by a written instrument signed by the Parties.

22. **Counterparts.** This Agreement may be executed in counterparts each of which shall be deemed an original and all of which taken together shall constitute one and the same Agreement. Delivery of an executed counterpart of this Agreement by facsimile or email shall be equally as effective as delivery of a manually executed counterpart of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date(s) indicated below.

CAREY & WALSH, INC.	**CITY OF BEACON**
_____	_____
Name: Fred M. Christiansen	Name: Christopher White
Title: Project Manager	Title: City Administrator
Date: _____	Date:_____

EXHIBIT "A"

"SERVING WESTCHESTER SINCE 1944"

CAREY & WALSH INC.

Mechanical Contractors
INDOOR COMFORT SPECIALISTS

529 North State Road, P.O. Box 2529, Briarcliff Manor, New York 10510
Tel. (914) 762-9600
Fax (914) 762-1814

December 12, 2022

City of Beacon
One Municipal Plaza
Beacon, New York 12508

Attention: Mr. Michael Manzi

RE: Maintenance Agreement Renewal

Dear Mr. Manzi,

Thank you for your continuing confidence in **Carey & Walsh, Inc.** This Maintenance Agreement Renewal for your HVAC mechanical systems located at One Municipal Plaza, Beacon, New York is tailored to your specific requirements.

Carey & Walsh, Inc., shall furnish a service technician to inspect and provide service and preventative maintenance for the following H.V.A.C. systems.

EQUIPMENT TO BE SERVICED WILL BE AS FOLLOWS:

(1)	Air Cooled Chiller	
(6)	Trane Air Handlers:	Size 3
(2)	Trane Air Handlers:	Size 6
(1)	Trane Air Handlers:	Size 12
(1)	Trane Air Handlers:	Size 14
(1)	Trane Air Handler	
(8)	Fan Coil Units:	Size 2
(11)	Fan Coil Units:	Size 3
(6)	Fan Coil Units:	Size 4
(5)	Fan Coil Units:	Size 6
(11)	Return Fans	
(5)	Exhaust Fans	
(2)	B & G Circulator Pumps	
(1)	Taco 007 Circulator Pump	
(1)	Hot Water Heater	
(8)	Gas Fired Boilers	

SERVICES RENDERED ON EQUIPMENT

After each inspection, a copy of the technicians report will be submitted to the owner upon request. Should any repairs be required above and beyond the scope of this Agreement, **Carey & Walsh, Inc.** will submit a proposal of costs associated with such repairs and will be forwarded for your review and approval.

No work other than the regular inspection will be done without the written and or verbal authority of the owners. However, in the event of an emergency, **Carey & Walsh, Inc.** will exercise good and prudent judgment to make any necessary repairs and or adjustments required to prevent immediate damage to the owner's property. For example, water leaks, broken pipes, freeze ups or similar incidents.

FREQUENCY	SERVICES TO BE PERFORMED
	AIR COOLED CHILLER
Semi-Annually	Verify proper refrigerant charges. Perform oil analysis. Inspect all electrical contactors and associated electrical. Verify proper chilled water flow rate through evaporator bundle. Verify proper oil level in compressors. Record operating voltage/amperage/inlet & outlet chilled water temperatures. Test all controls and test for proper operation.
Annually	Remove condenser end bells and clean tubes. Install new gaskets and re-assemble.
	TRANE AIR HANDLER
Quarterly	Perform I.C.L. (Inspect, Clean and Lubricate). Record motor amperage. Inspect all filters and belts, replace as needed. Inspect all high and low voltage terminals. Inspect and test start/stop functions, freeze stats and associated controls on air handlers. Lubricate dampers and associated drive linkage. Inspect condensate traps. Confirm proper damper sequence for proper operation.
	FAN COIL UNITS
Semi-Annually	Perform I.C.L. (Inspect, Clean and Lubricate). Wire brush and vacuum coils. Inspect filters, replace as needed.
	RETURN/EXHAUST FANS
Quarterly	Perform ICL (Inspect, Clean and Lubricate). Adjust and or replace belts as needed. Test operation of all associated control and electrical systems.

FREQUENCY	SERVICES TO BE PERFORMED
	CIRCULATOR PUMPS
Semi-Annually	Perform ICL (Inspect, Clean and Lubricate). Check all associated electrical.
	HOT WATER HEATER
Quarterly	Perform ICL (Inspect, Clean and Lubricate). Verify proper operation. Drain and flush vessel. Test operating and safety systems
	WEIL MC LAIN BOILERS
Semi-Annually	Inspect Gas Racks. Check gas pressure. Test all operating and safety controls.

If service is required other than the items outlined in this Agreement the time for mechanics will be charged as follows:

Period Covered January 9, 2023 through January 8, 2025

8 a.m. through 4:30 pm - Monday through Friday	$ 158.00 per hour
After 4:30 p.m. - Monday through Friday	$ 237.00 per hour
Saturdays & Sundays	$ 237.00 per hour
Holidays	$ 316.00 per hour

*Rate billed in one hour increments

All service calls must be called into our service department including all calls placed through email

Reasonable prompt service will be given on all service calls during the terms of this Agreement. Service rendered because of accident, abuse, neglect in operation, fire, freezing, flood, failure of power supply, blown fuses, open switches and damage to equipment are not included in this Agreement and are to be paid for as an extra. **Carey & Walsh, Inc.**, will not be responsible for failure to render service because of strikes or any other contingency beyond its control.

In consideration of the nominal charge for the service rendered under the terms of this Agreement it is understood and agreed that **Carey & Walsh, Inc.**, and its employees shall not be held liable for any damages arising from failure of the equipment to operate or faulty operation of the equipment or system. **Carey & Walsh, Inc.**, assumes no responsibility for damage to property or injury to persons by reason of adjustment, repair, or replacement. **Carey & Walsh, Inc.**, may withhold services if the customer is in arrears, until such times as arrears are paid, without being liable to the customer, for credit or counterclaim for the period.

This Agreement shall provide: Maintenance and service. **The cost of filters and belts are included in this Agreement.** Parts will be supplied at regular retail prices. Labor and material for replacement of new equipment and/or relocation of existing equipment, compressor failures, pumps, seals, shafts, bearings, expansion valves, heat-exchangers, condensers, evaporators, condensate pans, boiler sections, electric and hot water coils, refrigerant and hot water piping, and leak testing with nitrogen are not included in this Agreement and will be quoted separately. Please note: E.P.A. law requires certified recovery of refrigerant in lieu of venting. The cost of refrigerant recovery is not included in this Agreement.

Charges for these services will be at the annual rate of ***Twenty-eight Thousand, Two Hundred, Sixty and 24/100 ($28,260.24) Dollars***, plus tax per year.

Maintenance Agreement	$28, 260.24
Sales Tax	$EXEMPT
Total Amount	$28,260.24

This Agreement will automatically renew for one additional year unless the customer or **Carey & Walsh, Inc.** gives the other written notice.

Payable as follows: Quarterly at the beginning of each billing period.

Note: Maintenance inspections will commence upon remittance as per above payment schedule.

We appreciate the opportunity of presenting this proposal to you and hope we may be of service. Please acknowledge this Agreement by signing and returning one copy. If you have any questions or desire clarification of an item; please feel free to call.

Signed this _____ day of _____, 2022.

By_____

Position of Authorization_____

Approving Signature _____
Required for Validity Fred M. Christiansen, Project Manager

Sincerely,

Fred M. Christiansen
Project Manager

Agreement is subject to terms and conditions on reverse side. Price is subject to review after 90 days.

FMC/jj

City of Beacon City Council Agenda
02/06/2023

Title:

Sight Line Easement at 46 Judson Street

ATTACHMENTS

46 Judson Street - Subdivision Plat

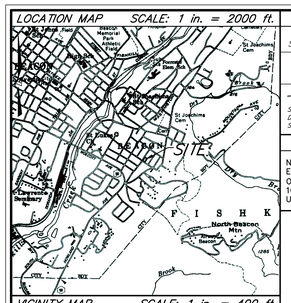
46 Judson Street - Grant of Sight Line Easement

Draft Resolution Accepting a Sight Line Easement at 46 Judson Street

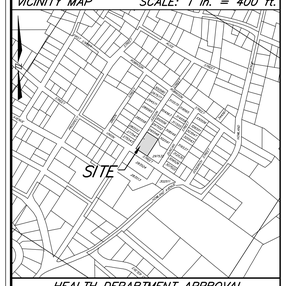
GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

275

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II Section 1115, of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

_____

Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 2022, subject to
All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.

Signed this ____ day of _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.
3. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
4. No NYSDEC or Federal Wetlands were found onsite.
5. The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.
6. Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.
7. Any rock encountered that requires removal shall be done by mechanical means only.

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments
Aug. 29, 2022	R04	Planning Board Comments Repositioned Drainage Easement Structure on Lot E1 Updated
Sept. 27, 2022	R05	Repositioned Structure on Lot E2 Note 7 Added

LEGEND

—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=361.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
—G—	GAS LINE (PLATE PROVIDED)
5	DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge-Urban land complex, 3 to 8 percent slopes

———— = Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

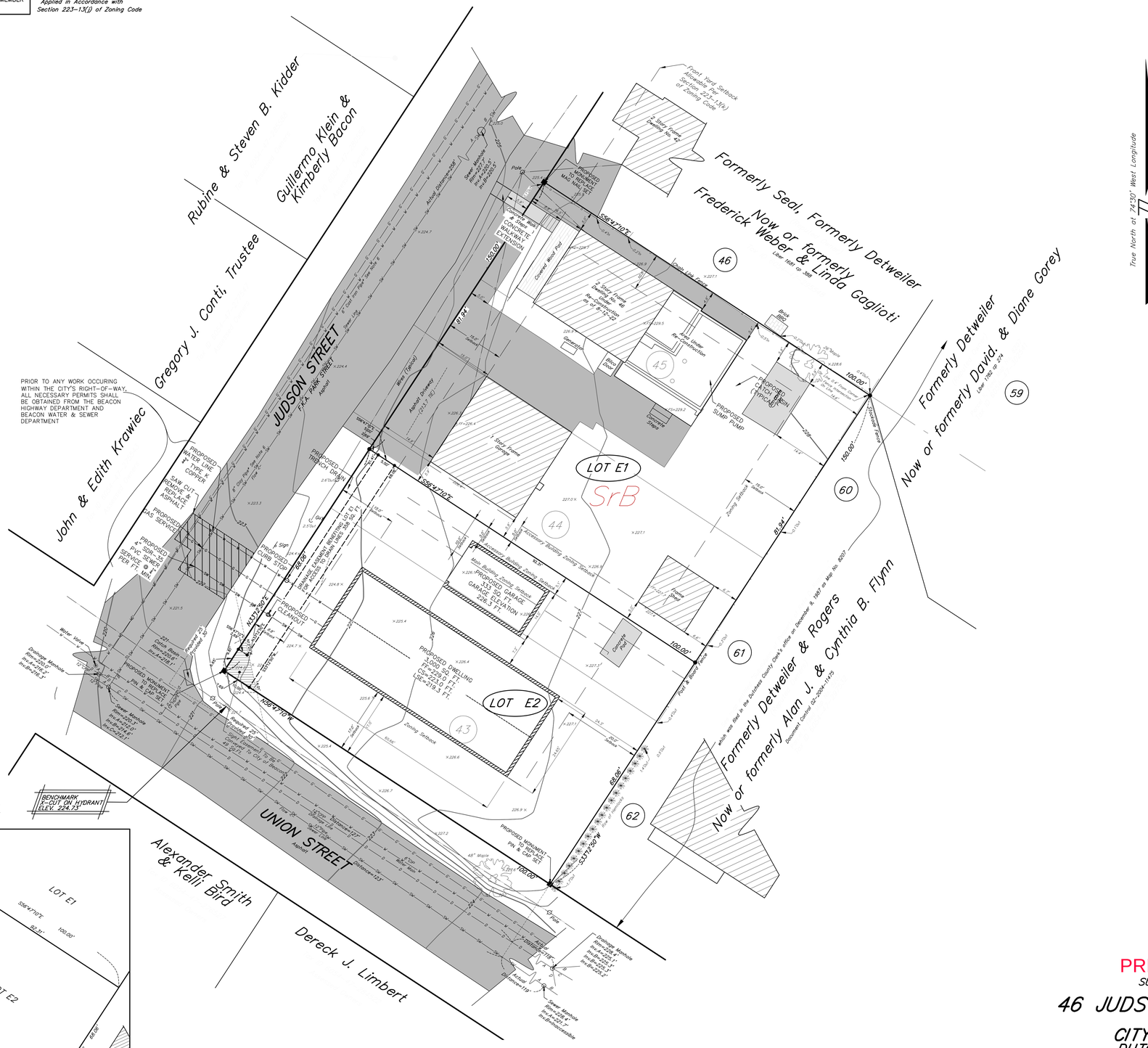
UNDERGROUND WARNING -- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

ZONING REQUIREMENTS (R1-5)

	REQUIRED (R1-5)	LOT E1 EXISTING	LOT E1 PROPOSED	LOT E2 EXISTING	LOT E2 PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
Min. Setback from Side Yard**	10 Ft.	4.9 Ft.	N/A	N/A	16.2 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.

**Setback Along Union Street Applied in Accordance with Section 223-13(J) of Zoning Code*


Rubine & Steven B. Kidder
Guillermo Klein & Kimberly Bacon
Gregory J. Conti, Trustee
John & Edith Krawiec
JUDSON STREET
F.K.A. PARK STREET
Asphalt
UNION STREET
Asphalt
Alexander Smith & Kelli Bird
Dereck J. Limbert
Formerly Seal, Formerly Detweiler
Now or formerly Frederick Weber & Linda Goglioti
Liber 1681 at 308
Formerly Detweiler
Now or formerly David & Diane Gorey
Liber 1682 at 314
Formerly Detweiler & Rogers
Now or formerly Alan J. & Cynthia B. Flynn
which was filed in the Dutchess County Clerk's office on December 8, 1987 as Map No. 8207
Document Control 02-2004-11475
Front Yard Setback Calculated As Per Section 223-13(K) of Zoning Code
LOT E1
SrB
LOT E2
PROPOSED DWELLING 3,008 SQ. FT. OS=229.0 FT. GS=223.0 FT. SE=219.3 FT.
PROPOSED GARAGE 432 SQ. FT. GARAGE ELEVATION = 226.5 FT.
PROPOSED MONUMENT TO REMAIN MAG NAIL SET
PROPOSED MONUMENT TO REMAIN PIN & CAP SET
PROPOSED CATCH BASIN (TYPICAL)
PROPOSED SUMP PUMP
PROPOSED FRENCH DRAIN
PROPOSED CURB STOP
PROPOSED WATER LINE 1" TYPE K COPPER
SAW CUT, REMOVE & REPLACE ASPHALT
PROPOSED GAS SERVICE
PROPOSED 4" SDR-35 PVC SEWER SERVICE @ 1.0% MIN. SLOPE
PROPOSED CLEANOUT
PROPOSED 20' DRIVEWAY
Concrete Walk & Steps
CONCRETE WALKWAY EXTENSION
Concrete Wood Pad
2 Story Frame Dwelling No. 46 To Remain No Construction Proposed
1 Story Frame Garage
Asphalt Driveway (223.7' ±@)
Wood Fence
Chain Link Fence
Brick Shed
Concrete Steps
Retaining Wall
Accessory Building Setback
Main Building Setback
Zoning Setback
Existing Shed
Concrete Pad
Paved Alley
Water Valve
Hydrant
Sewer Manhole
Drainage Manhole
Utility Pole
Guy Wire
Overhead Wires
Underground Electric
Gas Line
Sewer Line
Water Line
Storm Line
Edge of Pavement
Top of Curb
Bottom of Curb
Edge of Gravel
Edge of Concrete
Edge of Brick
Edge of Wood
Edge of Fence
Edge of Shed
Edge of Deck
Edge of Steps
Edge of Retaining Wall
Edge of Overhang
Edge of Roof
Edge of Porch
Edge of Garage
Edge of Driveway
Edge of Walkway
Edge of Patio
Edge of Pool

GRANT OF SIGHT EASEMENT

This indenture made the day of , 2023 , between

46 JUDSON STREET, LLC, with an office at at 8 Churchill Street, Beacon, NY 12508

(hereinafter referred to as the "Grantor"), as owner of property shown as Lot 2 on a map entitled "SUBDIVISION PLAT PREPARED FOR 46 JUDSON STREET LLC" dated April 15, 2022 and last revised on November 8, 2022, prepared by BADEY AND WATSON SURVEYING AND ENGINEERING, PC, filed in the Dutchess Country Clerk's Office on

as Filed Map No.

(the "Premises") and the CITY OF BEACON, with offices at One Municipal Plaza, Beacon, New York 12508, (hereinafter referred to as the "Grantee").

WITNESSETH:

In consideration of the sum of One Dollar ($1.00), lawful money of the United States, and paid by the City Of Beacon, receipt of which is hereby acknowledged, and in further consideration of the promises set forth below, the Grantor does give and grant unto the Grantee, its successors and assigns forever, a permanent nonexclusive easement on and over the Premises, the same being more particularly bounded and described in Schedule "A" attached hereto and made a part hereof (the "Sight Easement Area") and also depicted on the above referenced filed map, upon the following terms and conditions:

1. The easement granted herein is for the purpose of maintaining sight lines and visibility along Union Street and Judson Street, including clearing, pruning, or regrading so as to maintain a clear line of sight in either direction across the triangular Sight Easement Area between the observer's eye 3.5 feet above the pavement surface on one street and an object one foot above the pavement surface on the other side.

2. The initial establishment of clear sight lines with the Sight Easement Area shall be the responsibility of the Grantor. Thereafter, Grantor shall maintain

   clear sight lines as described in Paragraph 1. In the event the Grantor fails to establish said sight lines, or fails to maintain the sight lines as described in Paragraph 1, the Grantee shall have the right, but not the obligation, to enter upon and clear, regrade and maintain, as necessary, the Sight Easement Area to the same condition that it was prior to the performance of any clearing, to the greatest extent practicable, except that the City's sole obligation in this regard shall be to rough grade and seed the surface of the Sight Easement Area, as necessary. It is expressly understood that it may be necessary to remove as part of said work trees, shrubs or bushes presently, or which may in the future be located within the Sight Easement Area. Any dispute as to the restoration of the Sight Easement Area shall be submitted to arbitration pursuant to the Rules of the American Arbitration Association.

3. The Grantee shall have the right of ingress and egress by person, motor vehicle, and any equipment necessary over the Sight Easement Area to effectuate the purposes of this easement.

4. The Grantor hereby covenants that the Grantor is seized of the Premises in fee simple and has good right to convey this easement; shall do nothing in the Premises which would prevent, impede or disturb the full use and intended purpose of this easement by the Grantee; and shall execute and deliver any further documents necessary to assure the easement granted hereto to the Grantee.

5. Should any covenant, easement or restriction herein contained, of any article, section, subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to the several and which shall remain in full force and effect.

6. All references to the Grantor herein shall include its successors an/or assigns. This easement shall be recorded in the Office of the Dutchess County Clerk and is binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor and Grantee, have duly executed this easement as of the day and year first above written.

46 JUDSON STREET, LLC

By _____
Paula Dowd, as member

CITY OF BEACON

By _____

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the day of
before me the undersigned, a Notary Public in and for said State, personally appeared PAULA DOWD , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the day of
before me the undersigned, a Notary Public in and for said State, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

SCHEDULE A
Description of Easement Area
prepared for
46 Judson Street, LLC
(Sight Line Easement on Lot E2)

AN EASEMENT for maintaining and improving sight lines at the intersection of Judson and Union Streets under and thorough that certain parcel of land situate in the City of Beacon, County of Dutchess, and State of New York that is a portion of Parcel E2 shown on that certain "Subdivision Plat prepared for 46 Judson Street, LLC…," (46 Judson Street Plat) that is intended to be filed in the Dutchess County Clerk's office simultaneously with the recording of this instrument that is bounded and described as follows:

BEGINNING at the point that is the intersection of the southeasterly line of Judson Street with the northeasterly line of Union Street.

THENCE from the said point of beginning northeasterly along the said southeasterly line of Judson Street

N 33°12'50" E 9.81 feet,

to a point. Thence through said Parcel E2

S 12°20'00" E 14.01feet,

to a point on the northeasterly line of Union Street. Thence northwesterly along the said northeasterly line of Union Street

N 56°47'10" W 10.00 feet

to the point or place of beginning of this easement area.

N.B. The meridian (North Point) used in the foregoing description is that shown on said 46 Judson Street Plat and refers to True North at 74°30'00" West Longitude. The substance of this note should remain with this description in any instrument to which it may become a part.

Prepared by
BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, New York 10516
(845) 265-9217 (voice)
(845) 265-4428 (fax)
(877) 3.141593
www.Badey-Watson.com

File No. 75-9022
Work Order No. 26242
File Name: JS04NV22BD_Sight_Line_Easement_Area (002).docx
Date Created: November 4, 2022
Date Revised: February 2, 2023
Date Printed: February 2, 2023
Figure No. 122
Author: GJW

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. __ OF 2023

ACCEPTING A SIGHT LINE EASEMENT AT 46 JUDSON STREET

WHEREAS, 46 Judson Street LLC obtained approval from the City of Beacon Planning Board on October 12, 2022 to for a two-lot residential subdivision at the intersection of Judson Street and Union Street; and

WHEREAS, the Planning Board Resolution requires the applicant to submit a Sight Line Easement prohibiting any obstructions to sight distance across a triangular area at the corner of Judson Street and Union Street; and

WHEREAS, 46 Judson Street LLC submitted such Sight Line Easement which grants the City an easement with the right, but not the obligation, to enter the sight distance easement arear to remove obstructions to sight distance as necessary if the property owner fails to properly maintain such area.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby authorizes the Mayor and/or City Administrator to sign the Sight Line Easement for said purpose, along with all documents as may be necessary for the recording of such document, subject to review and approval by the City Attorney and City Engineer

Resolution No. __ of 2023			**Date: ____, 2023**				
☐ Amendments						**☐ 2/3 Required**	
☐ Not on roll call.			**☐ On roll call**			**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
02/06/2023

Title:

Proposed Amendment to the 2023 General Fund Budget

ATTACHMENTS

Proposed Amendment to the 2023 General Fund Budget

City of Beacon
Council Budget Amendments
February 14, 2023 Meeting

1. Amend the 2023 General Fund Budget for traffic signal motion detection cameras on main street as the final portion to milling and paving project. Below is the proposed budget amendment:

TRANSFER TO:

A -0-9950-900300-	TRANSFER TO CAPITAL	$ 20,003

TRANSFER FROM:

A -01-1990-400001-	CONTINGENCY FUND	$ 20,003

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon City Council Agenda
02/06/2023

Title:

2023 City Council Priorities/Community Quarterly

ATTACHMENTS

2023 Community Quarterly Outline

2023 City Council Priorities

City Administrator Memorandum Regarding 2023 Administration Priorities

Community Quarterly | 2023

Hosted by the Beacon City Council

OUTLINE | last updated 02/06/2023

BACKGROUND

As part of the 2022 Agenda set forth by the City Council last year we planned for 4 public forums sessions as an exercise in participatory governance. Due to capacity limits, we ended up hosting 1 City-wide Community Quarterly process and 1 Participatory Budgeting process with the senior class at Beacon High School

3 Goals this framework was built around, agreed to by City Council in March 2022:

1. ACCESSIBILITY: Keep the barrier to entry/participation as low as possible. There are two tiers of involvement in this model, 1) craft and present an idea 2) read and vote on what you think the best ideas are
2. ENGAGEMENT: Gather ideas and feedback, not just pitching our own ideas to the public. But still must provide some basic information and framing to the question/topic.
3. FOLLOW-THROUGH: frame this in a way that we can follow-through on ideas whether that is through a direct action by the Council or referral to a relevant body that can better execute that solution.

2023 CALENDAR

Proposed Topics - for discussion

- 1st (February): Climate Goals + Green Infrastructure
    - Central Question - determined in Workshop Meeting
    - Survey of Solutions - up for at least 2 weeks
    - Public Forum - Saturday morning/afternoon
    - Ballot of Ideas - up for at least 2 weeks
    - Results and Council assignment - announced at a City Council Meeting
- 2nd (May): Recreation + Community Services (in alignment with City-wide Survey results
- 3rd (August): TBD
- 4th (November): PB with the High School

Cycle 1

Mon (2/6) Workshop Meeting/ Determine Central Question

Mon (2/27) - Survey of Solutions DUE

Sat (3/4) @10AM - Public Forum Date

Wed (3/22) Ballot of Ideas DUE

Mon (3/27) Meeting - Results announced

Cycle 2

Mon (5/1) Workshop Meeting/ Determine Central Question

Mon (5/22) - Survey of Solutions DUE

Sat (5/27) @10AM - Public Forum Date

Wed (6/14) Ballot of Ideas DUE

Tue (6/20) Workshop/Meeting - Results announced

Cycle 3

Mon (7/24) Joint Meeting// Determine Central Question

Mon (8/17) - Survey of Solutions DUE

Sat (8/19) @10AM - Public Forum Date

Wed (9/6) Ballot of Ideas DUE

Mon (9/11) Meeting - Results announced

Participatory Budgeting

Early October - Introduce project to Participation in Government Glass

Through November - Develop Ideas for Presentation

Early December - Presentation of Idea to City Council and Voting

PROCESS TEMPLATE

(7-8 week process)

Step 1: CENTRAL Council QUESTION

When: Determined in Workshop meeting

What + How: Open discussion within Council about what it is that we really want to know from the Public about this topic? Draft both the central question and a background paragraph to help communicate Council intentions.

Step 2: SURVEY for SOLUTIONS

When: Week 1-3 (total of a 2+ week submission process)

What: Solicit ideas/answers from the Public to our Central Question.

Criteria for Submissions:

- Must be lead by an individual Beacon resident or Beacon-based group or organization, including City Committees and Departments if they so chose
- Ideas must both point out a need or address the central question And offer a solution
- Offered solutions must able to be summarized in 1-2 sentences (or a word-count)
- Offered solution must be within the scope of Beacon municipal government, to the best knowledge of the submitter
- Ideas need to be submitted 1+ week in advance of the Forum Event to allow feasibility review from City attorneys

How: Push out that this is happening through all of our identified communication channels

- Digital: Link to Form at City website, Chanel 22, Social media
- Material: Printed Form at City Hall, Visitor Center, Library
- Accessibility:
  - Spanish Language
  - Outreach: info sessions, flyers, posters?
- Budget: minimal printing costs included in regular admin cost

Step 3: PUBLIC FORUM EVENT DAY

When: Saturday morning/afternoon time seemed favorable, avoiding major holidays

What: Public Meeting where ideas are promoted/pitched to the public (with presence of Councilmembers)

- Each “qualifying” idea is presented in 3-5minutes by a representative for each submission
- Question: is there a virtual component to this forum?

- Question: role of feedback either from Councilmembers or the public

How:

- Venue: last year Tompkins Hose was a great host, but other venues have been VFW and Rec Center
- Accessibility: this should be language and physically accessible to as many people as possible
- Budget: what funds are needed to make all of the above true?

Step 4: BALLOT/SURVEY

When: Week 4-6 (total of a 2+ week submission process)
What: Solicit ideas/answers from the Public to our Central Question. When: 2-3 weeks following the Forum Event
What: Mechanism for the Public to vote on which ideas they most support via a survey/ballot
How:

- Distribute through same channels as Step 2
- Perhaps voting means ranking top 3-5 ideas
- Include question about if voter would be willing and able to do additional work to get the idea done, depending on the idea

Step 5: RESULTS + ONGOING COUNCIL FOLLOW-UP

When: 6-8 weeks from start of process
What: Report results of the forums and voting to the public + top-vote-getting ideas get a Councilmember assigned to them to mentor the idea forward in its first next steps and potentially into the long-term future
Why: Council now has a set of priorities and community partners to move forward with getting the work done that the community has said it wants.

WRAP-UP

- Noting that this is our first time doing something like this and we should keep the framework open to receive feedback on the process and adapt in our next three through the end of the year
- Noting this will take a lot of people-power to make happen and should not put an undue burden on City Staff. Paloma is willing and able to spend extra time to make this happen and welcomes logistical support from the Public.

Category	Item	Details	Quarter	2023 Status	Month	Origin	Last updated	Most recent I	Meeting approved
Capital projects	Tompkins Hose Firehouse	Bid and begin rehabilitation; asbestos abatement started, bids to be released in Feb 2023; Finalizing pending DASNY grant; Aim to start construction April/May; Working to complete the firehouse by Fall 2024	Ongoing	In progress		All	1/28/2023		
Capital projects	Teller/Fishkill Ave Reconstruction	Bids to be released in Feb 2023; Aiming to start work in April; Working to complete by Fall 2024	Ongoing	In progress		All	1/28/2023		
Capital projects	Pocket and Mt Beacon Dams Rehabilitation	Complete installation of valves and metal to omplete Dam updates/ close out project with regulatory agencies	2	In progress	Spring	Administrator	1/28/2023		
Capital projects	Melzingah Dam Rehabilitation	Complete design and obtain regulatory approvals for construction in 2024	4	Not started yet		Administrator	1/28/2023		
Capital projects	Municical Center Maintenance	Bid and implement exterior repainting; repave parking lots (particularly by Poice entrance)	TBD	Not started yet		Administrator	1/22/2023		
Capital projects	Update Hanna Lane sewer infrastructure	Milling and paving needed in early spring; close out with Dutchess County CDBG program	2	Not started yet	Early Spring	Administrator	1/25/2023		
Capital projects	South Avenue park improvements	survey, design bid and construct retaining wall/structure for courts, repair basketball and tennis courts; design restroom facilities	TBD	Not started yet		Administrator	1/28/2023		
Capital projects	West Main Pump station and Forced Main Replacemer	Bid in February and begin replacement	1	Not started yet	February	Administrator	1/25/2023		
Capital projects	Washington Avenue Wingwall replacement		TBD	Not started yet		Administrator	1/25/2023		
Capital projects	Replace water meters	Begin 2-year implementation; finalizing technology now, begin meter replacement project in second quarter	2	In progress		Administrator	1/28/2023		
Capital projects	Sludge dewatering replacement	Complete evaluation of technologies, finalize design and submit for grant funding	TBD	Not started yet		Administrator	1/25/2023		
Capital projects	2024-2028 year capital plan	Annual need; submit to council by May 22, Adopt capital budget by July 24	2	Not started yet	May	Administrator	1/25/2023		
Capital projects	Waste water primary settling tanks	Delayed due to supply chain issues; completed in 2023	2	Not started yet		Administrator	1/25/2023		
Capital projects	Photovoltaic System installation at highway garage	Finalize pending DASNY grant; bid and implement	TBD	Not started yet		Administrator	1/25/2023		
Capital projects	Annual milling and paving	Restripe streets resurfaced in 2023	2	Not started yet		Administrator	1/25/2023		
Capital projects	Mt Beacon Water Tank Replacement	Start engineering design and regulatory approvals; bid and construction in 2024	TBD	Not started yet		Administrator	1/25/2023		
Capital projects	Procure hot box equipment for spring pothole filling		2	Not started yet		Administrator	1/26/2023		
City operations	Community Distributed Generation	Work with Joule Power to develop CDG opt-out program once NYS approved	TBD	Not started yet		Administrator	1/25/2023		
City operations	HR procedures continued updates	Confirm with HR Director, Administrator, Mayor priorities for 2023 - includes new employee hanbook, new payroll tracking system, evaluating alternative health and dental, procedures and trainings for a more anti-racist workforce, continuing to buildout safety committee and efforts started by HR Director to improve safety across departments	TBD	Not started yet		Administrator-Council	1/22/2023		
City operations	Safety Committee	Committee formally launchedl, Continuing efforts started by HR Director to improve safety across departments	1	Complete		Administrator	1/25/2023		
City operations	Wastewater revenue contracts	Renegoitate terms for leachate hauler contracts in summer 2023; extend contract for filtrate in late 2023	2	Not started yet		Administrator	1/25/2023		
City operations	2024 budget	Present by October 2; approval by December 18 (last meeting)	3	Not started yet	October	Administrator	1/22/2023		
City operations	Garbage and recycling	Evaluate current placement of garbage receptacles and continue to add and relocate and rotate units as needed; add another day of pick up during week	4	In progress		Administrator	1/25/2023		
City operations	Transfer station repairs and clean up		TBD	Not started yet		Administrator	1/26/2023		
City operations	Repainting decorative light poles along Wolcot Avenue		TBD	Not started yet		Administrator	1/26/2023		
Civic engagement	Communications strategy	Anything we want to do in 2023? Work with CAC to revamp communications around recycling to lower contamination rates?	TBD	Status update needed		Council	1/22/2023		
Civic engagement	Public forums - Community Quarterly	In process of determining structure for this year, Councilmember Wake leading	Ongoing	In progress		Council	1/26/2023		
Civic engagement	Land acknowledgement	Structure for this work in 2023? Discuss for budget in 2024?	TBD	Status update needed		Council	1/22/2023		
Civic engagement	Support Federal, state and county legislation	Assess current sidewalk status, and priorities for any upgrades and use of an ongoing sidewalk fund like we have in our capital plan for roads (capital funds discussion in May); potentially discuss prioritization list (focused on schools)	TBD	Not started yet		Council	1/22/2023		
Civic engagement	Participatory budget funds	Focus as a high school government participation project; Chris and Paloma led in 2022	3	Not started yet		Administrator-Council	1/25/2023		
Civic engagement	Community Investment Grant Program	Launched in March last year; Rec committee manage details?	2	Not started yet		Administrator-Council	1/25/2023		
Environment	Building Code Efficiency Standards	New construction to be all-electric on timeline accelerated from state	1	In progress		Council	1/22/2023		
Environment	Climate and environment priorities	Green infrastructure requirements, Fishkill Creek, updates to storm water management, wetlands management, zoning, dam removal, other environmental protections for waterways and streams - also aligns with first possible topic for community quarterly	TBD	Not started yet		Council	1/22/2023		

Environment	State Climate goals	Review and detailed plan of how we meet and exceed the state's climate goals	TBD	Not started yet		Council	1/22/2023		
Environment	Main Street green space	Main Street Access recommendation - do we want to select a space this year?	TBD	Status update needed		Mayor	1/22/2023		
Environment	Rewilding public land' pollinator pathways	Work done around Wastewater Treatment Plants, Hiddenbrooke	Ongoing	Status update needed		Administrator-Council	1/22/2023		
Environment	Municipal composting	Update on how it's going (funded in 2023 budget); adjust to address odor/pest concerns	Ongoing	In progress		Administrator-Council	1/28/2023		
Environment	Review and report on green fleet implementation	Continue to look for opportunities to replace where options are available; challenging parket right now	Ongoing	Status update needed		Administrator	1/28/2023		
Housing	Renter info on city website	What further support for renters, landlords and homeowners do we want to make available and options for doing so?	TBD	Not started yet		Council	1/22/2023		
Housing	Inclusionary zoning	Increase carve-out/decrease AMI % for affordable units in new developments; what do we want to do with this in 2023?; Mayor not into this	TBD	Not started yet		Council	1/22/2023		
Housing	Affordable housing options	Anything we want to do in 2023? Public parking repurposing, city-owned lots and underutilized land, look at rezoning around land currently used by BHA, Meadow Ridge for additional housing development	TBD	Not started yet		Aall	1/25/2023		
Housing	Tompkins Terrace PILOT	Work with Related Affordable on proposed PILOT for major Tompkins Terrace renovation and affordability protection for next 40 years	1	In progress		Aall	1/26/2023		
Housing	Revise SEQR requirements	State evironmental quality review requirements - something we need to address in 2023?	TBD	Status update needed		Mayor	1/22/2023		
Housing	Short term rentals	Update from Building Department on letters and enforcement; compliance slowly shifting; any next steps with our current law?	Ongoing	Not started yet		Aall	1/25/2023		
Housing	Local housing study	What are next steps? County housing programs to look into to, assessment of ADUs and other housing initiatives, etc.	TBD	Not started yet		Mayor-Council	1/22/2023		
Pedestrian-Traffic	Parking standards	Look at next steps around parking - additional signage, parking study, underutilized private parking	TBD	Not started yet		Aall	1/22/2023		
Pedestrian-Traffic	Install additional electric vehicle charging stations	2 additional	2	Not started yet		Administrator	1/28/2023		
Pedestrian-Traffic	South Avenue sidewalk replacement	Community Block Grant - for the OTHER side of South Avenue! Survey, design, Bid and Construction	3	Not started yet		Administrator	1/25/2023		
Pedestrian-Traffic	Sidewalk inventory	Assess current sidewalk status, and priorities for any upgrades and use of an ongoing sidewalk fund like we have in our capital plan for roads (capital funds discussion in May); potentially discuss prioritization list (focused on schools)	TBD	Not started yet		Council	1/28/2023		
Pedestrian-Traffic	City study of 25 mph speed limit	Part of Council discretionary "study" fund	TBD	Not started yet		Council	1/28/2023		
Planning	Greenway Trail	Survey and develop easement agreement for Greenway Trail Extension thrugh Mirbeau Spa property; improve entry to Greenway Trail from East Main Street; Continue to address graffiti and litter issue above hydroelectric dam	TBD	Not started yet		Administrator	1/25/2023		
Planning	Planning of Beacon-Hopewell Rail Trail	County has released an RFP; work with county and other municipalities to conduct feasibility study	Ongoing	In progress		Administrator	1/25/2023		
Planning	Fjord and other trails	Of other trails in our area - Fjord, proposals by Main Street Access Committee - are there specific areas we want and need to focus on 2023? Tironda Bridge, shuttle from station to Fjord, etc.	TBD	Status update needed		Mayor-Council	1/22/2023		
Planning	Historic District Landmark Overlay	Anything we want to do in 2023?	TBD	Keep?		Mayor	1/22/2023		
Planning	Viewsheds	Anything we want to do in 2023?	TBD	Keep?		Mayor	1/22/2023		
Planning	Main Street Access recommendations	Review of recommendations and any next steps this year or in the future; evaluate and implement striping on blocks near Main and Henry street	1	Not started yet		Aall	1/28/2023		
Planning	Disposition of Beacon Engine Property		TBD	Not started yet		Administrator	1/26/2023		
Public Safety	Fire Chief Replacement	Hire new hief to replace current chief, who is staying on through at least spring 2023	2	Not started yet		Administrator	1/25/2023		
Public Safety	Police department hiring/overtime management	Fill three vacant police officer positions and replace two additional from reitrements; manage event coverage to stay within OT budget; hire part-time dispatcher	Ongoing	Not started yet		Administrator	1/25/2023		
Public Safety	Service Communications	Clear communication to public about services available to them	TBD	Status update needed		Council	1/22/2023		
Public Safety	Social service inventory	Inventory of existing social service programs, accessibility, and gaps in service and accessibility; some information already online	TBD	Status update needed		Council	1/22/2023		
Public Safety	Police Advisory Committee	Review recommendation from committee (report being finalized by the city)	1	In progress		Mayor	1/22/2023		
Recreation	University settlement	Consider master planning and improvements to facilities; potentially demolish unsafe structures	TBD	Not started yet		Mayor-Administrator	1/22/2023		
Recreation	Community Center/ Rec Department Improvements	Review survey results; determine next steps; conduct feasibility study?	1	In progress		Aall	1/25/2023	2/6/2023	

CITY OF BEACON
New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR 845-838-5000

MEMO

TO: **Mayor Lee Kyriacou and Members of City Council**
FROM: **Christopher White, City Administrator**
DATE: **January 23, 2023**
RE: **Overview of Administration Priority Projects and Initiatives for 2023**

In preparation for the City Council discussion regarding the 2023 Agenda, I respectfully submit the following priorities for my office for the coming year:

Budgeting and Financial Matters:

- **2024-2028 CAPITAL PROGRAM**
  Submit five-year capital program to Council by May 22, 2023 (final meeting of May). Adopt capital program by July 24, 2023 (final meeting of July)
- **2024 OPERATING BUDGET**
  Present 2023 operating budget by October 2, 2023**.** Adopt 2023 operating budget by December 18, 2023 (final meeting of December)
- **WASTEWATER REVENUE CONTRACTS**
  Renegotiate terms for leachate hauler contracts that expire in summer 2023. Extend contract for filtrate in late 2023.

Capital Projects (Started/ Need Completion):

- **FISHKILL AVENUE/ HANNA LANE SEWER REPLACEMENT**
  Milling and paving of Hanna Lane needs completion in early spring. Close out project with Dutchess County CDBG Program.
- **PRIMARY SETTLING TANK REHABILITATION (WWTP)**
  Started but delayed due to supply chain issues. Work should be completed in 2023.
- **SLUDGE DEWATERING REPLACEMENT- ENGINEERING DESIGN (WWTP)**
  Complete evaluation of technologies, finalize design, and submit for grant funding.
- **MT. BEACON AND POCKET DAM REHABILITATION**
  Complete installation of valves and metal to complete Mt. Beacon Dam upgrades/ close-out project with regulatory agencies.
- **MELZINGAH DAM REHABILITATION- ENGINEERING DESIGN**
  Complete design and obtain regulatory approvals for construction in 2024.
- **ANNUAL MILLING AND PAVING**
  Restripe streets resurfaced in 2023.

Capital Projects (Starting in 2023):

- **FIRE STATION REHABILITATION AND EXPANSION**
  Bid and Begin Rehabilitation, which includes 6-7 prime contracts. Asbestos abatement has started; reconstruction bids to be released in February 2023. 14-month project/ $10 million est. cost. Finalizing pending DASNY grant.
- **FISHKILL AVENUE/ TELLER AVENUE REHABILITATION**
  Bids to be released in February 2023. 18-month project/ $9 million est. cost
- **WEST MAIN PUMP STATION AND FORCED MAIN REPLACEMENT**
  Bid and Begin Replacement. 1 year project/ $4 million est. cost.
- **WATER METER UPGRADES**
  Begin 2-year implementation. $1.6 million cost.
- **SOUTH AVENUE SIDEWALK REPLACEMENT (PHASE 2)**
  Survey, Design, Bid, and Construct South Avenue Sidewalk Replacement.
- **WASHINGTON AVENUE WINGWALL REPLACEMENT**
- **SOUTH AVENUE PARK IMPROVEMENTS**
  Survey, Design, Bid and Construction Retaining Wall for South Avenue Park courts/ Repair basketball and tennis courts. Design restroom facilities for Park.
- **CITY HALL MAINTENANCE**
  Bid and Implement Exterior Repainting of City Hall Building. Repave parking lots (particularly by Police entrance.)
- **PHOTOVOLTAIC SYSTEM INSTALLATION AT HIGHWAY GARAGE**
  Finalize pending DASNY grant. Bid and Implement Installation of approximately 380 solar panels.
- **MT. BEACON WATER TANK REPLACEMENT:**
  Start Engineering Design and regulatory approvals. Bid and construct in 2024.

Recreation/ Quality of Life/ Environmental Initiatives:

- **COMMUNITY CENTER/ RECREATION DEPARTMENT IMPROVEMENTS**
  Determine Next Steps for Community Center based on Community Facility and Program Report (2/6/23 Presentation). Conduct Detailed Feasibility Study?
- **COMMUNITY DISTRIBUTED GENERATION**
  Work with Joule Power to develop CDG opt-out program once New York State approves implementation of the program.
- **IMPLEMENT COMMUNITY INITIATIVES IN 2022 BUDGET**
  Issue call for projects for Community Investment Grant Program and work with Beacon High School in fall on Participatory Budgeting.
- **PARTICIPATE IN PLANNING OF BEACON-HOPEWELL RAIL TRAIL**
  Work with Dutchess County and other municipalities along proposed trail to conduct a feasibility study, for which the County has now released an RFP.
- **GREENWAY TRAIL**
  Survey and develop easement agreement for Greenway Trail Extension through Mirbeau Spa property. Design and construct improved entry to Greenway Trail from East Main Street. Continue to address the graffiti and litter issue above hydroelectric dam.

Human Resources/ Personnel:

- **FIRE CHIEF REPLACEMENT**
  Hire new Fire Chief to take over from current Chief, who has retired but agreed to stay on through at least spring 2023
- **POLICE DEPARTMENT HIRING/ OVERTIME MANAGEMENT**
  Fill three vacant Police Officer positions and try to replace two additional retiring Police Officers. Manage event coverage to stay within OT budget. Hire part-time dispatcher.
- **HEALTH BENEFITS IMPROVEMENTS**
  Negotiate potential replacement of health plan with three unions. HR Director is currently discussing with unions proposal for lowering out-of-pocket costs to employees.
- **SAFETY COMMITTEE**
  Continue effort started by HR Director to improve safety across departments and examine procedures to reduce risks.
- **EMPLOYEE TIME TRACKING SYSTEM**
  Implement new employee time tracking system that improves efficiency in processing weekly payroll.

Planning/ Zoning/ Main Street:

- **IMPLEMENT AND MONITOR SHORT-TERM RENTAL COMPLIANCE**
  Enforcement letters sent in mid-December. Follow-up letters and enforcement.
- **EVALUATE ZONING CHANGE FOR AFFORDABLE HOUSING**
  Can existing low-income housing providers (BHA; Meadow Ridge) develop additional units with certain zoning revisions regarding density, setbacks, and parking requirements?
- **CONTINUE MAIN ST ACCESS RECOMMENDATIONS IMPLEMENTATION**
  Evaluate and implement striping of parking stalls on blocks near Main Street. Evaluate new diagonal striping on Henry Street (to replace parallel parking.)
- **MAIN STREET GARBAGE IMPROVEMENTS**
  Evaluate current locations of garbage receptacles and continue to add and relocate units as needed. Add another day of pick-up during week. Rotate units for maintenance.
- **CAMP BEACON ACCESS ROAD**
  Continue discussions with NYS Empire State Development about potential new access road from Fishkill Avenue to Matteawan Road.

Miscellaneous:

- Transfer Station Repairs and Clean-up
- Repainting of Decorative Light Poles along Wolcott Avenue
- Disposition of Beacon Engine Property
- Demolish unsafe structures at Settlement Camp
- Install additional parking lot charging stations.
- Adjust Beacon composting program to address odor/ pest concerns.
- Procure hot-box equipment for spring pothole filling.