



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

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

**February 17, 2026
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Honoring of Dennis P. Lahey for 51 years of service as a Volunteer Firefighter

Public Comment

Public Hearings

Public Hearing for the 2026 Community Development Block Grant Program

Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

Workshop

2025 Length of Service Award Program (LOSAP) Contributions

2026 Community Development Block Grant Program

Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

City Council Priorities

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 24 - Approving 2025 Length of Service Award Program (LOSAP) Contributions
2. Resolution No. 25 - Authorizing an Application for 2026 Community Development Block Grant

Funding

3. Resolution No. 26 - Adopting Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping
4. Resolution No. 27 - Adopting Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

Approval of Minutes

1. February 2, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: March 2, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
02/17/2026

Title:

Honoring of Dennis P. Lahey for 51 years of service as a Volunteer Firefighter

ATTACHMENTS

City of Beacon City Council Agenda
02/17/2026

Title:

Public Hearing for the 2026 Community Development Block Grant Program

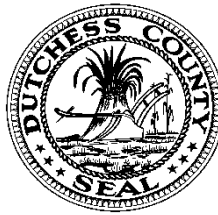
ATTACHMENTS

2026 Community Development Block Grant Program Municipal Application Instructions and Guidance

2026 CDBG Funding: South Avenue Sidewalk Replacement Project Slide Deck

CDBG Eligible Areas

Beacon City School District Letter of Support for Beacon's 2026 Community Development Block Grant Application



2026 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2026 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184. Please see <https://www.hudexchange.info/programs/baba/> for more information and resources.

Timeline

Date	Activity
January 6, 2026	Application Window Opens
January 22, 2026	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2026	Applicant Public Hearing ³
February 2, 2026	Letter of Intent (LOI) - Due by 3:00 p.m.
March 3, 2026	Applications - Due by 3:00 p.m.
March – April 2026	Application Review
April 2026	County Executive Announcement of Awards
May 2, 2025 – June 2, 2026 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2026 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2026 ²	Processing of Public Comments
June 1, 2026 ²	Submission of the 2026 Action Plan to HUD
August 1, 2026 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2026 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the Dutchess County CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal .	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
☐ Acquisition of Real Property	☐ Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
☐ Public Facilities and Improvements	☐ Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
☐ Clearance, Rehabilitation, and Reconstruction of Housing	☐ An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
☐ Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
☐ Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Public Facilities and Improvements
Public Facilities
☐ Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
☐ Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
☐ Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
☐ Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
☐ Were developed through an asset inventory, capital planning process or other local plan.
☐ Contain green features.
Water and Wastewater
☐ Development of central water and wastewater systems.
☐ Maintenance of central water and wastewater systems with properly set user charges.
☐ Alternative wastewater systems.
☐ New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.
Rental Housing
☐ Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
☐ Intergenerational or non-restricted housing.

☐	Housing in communities or neighborhoods with limited affordable opportunities.
☐	Housing that sets aside units for hard-to-serve special needs populations.
☐	Located in centers, transit routes, and near employment/services
☐	Incorporates active design, universal design, and/or green infrastructure
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing	
☐	Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
☐	Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing	
☐	Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):	
☐	Permanent housing.
☐	Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
☐	Housing that sets aside units for hard-to-serve special needs populations.
☐	Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 2, 2026**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **3:00 p.m. on Tuesday, March 3, 2026**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2026 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2028.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?
7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?

10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

Technical Assistance – Staff is available to provide technical assistance during the application process.

For more information, contact:

Dutchess County Department of Planning & Development
85 Civic Center Plaza, Suite 107
Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Proposed 2026 Public Facilities Project
South Avenue Sidewalk Replacement
Along South Avenue Elementary School



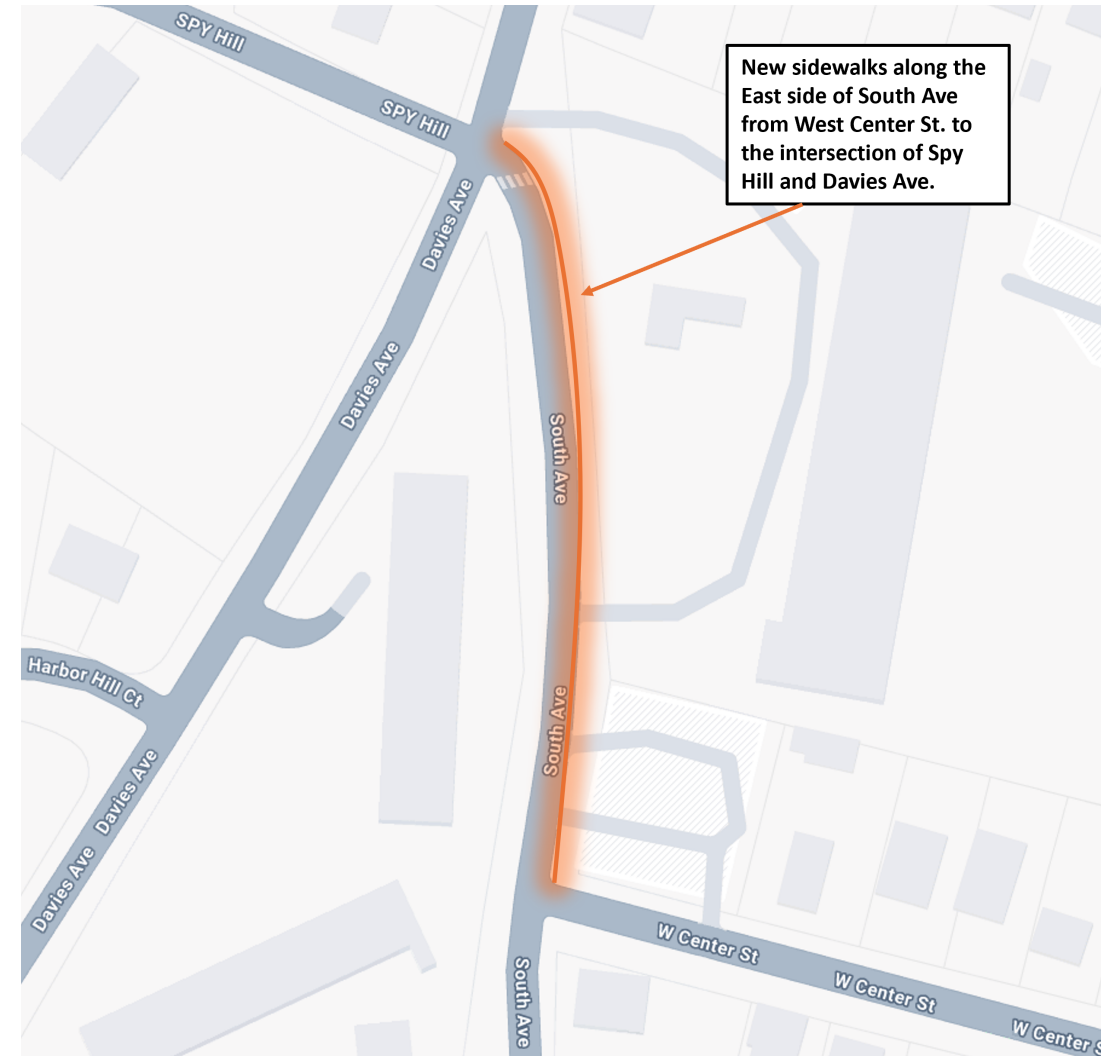
2026 PROPOSED PROJECT

Reconstruct deteriorating sidewalks in front of South Ave Elementary School.

Includes ADA compliant sidewalk with monolithic concrete curbs from West Center Street to northern boundary of School property (445 linear feet).

Application due to Dutchess County by March 3, 2026.

Estimated Cost is \$183,000
(engineering and construction costs).





EXISTING CONDITIONS





EXISTING CONDITIONS





EXISTING CONDITIONS





CDBG PROJECTS (2021-2025)



Reconstructed South Ave Sidewalks 2022

2021: Hanna Lane Sewer Rehabilitation (\$210,650)

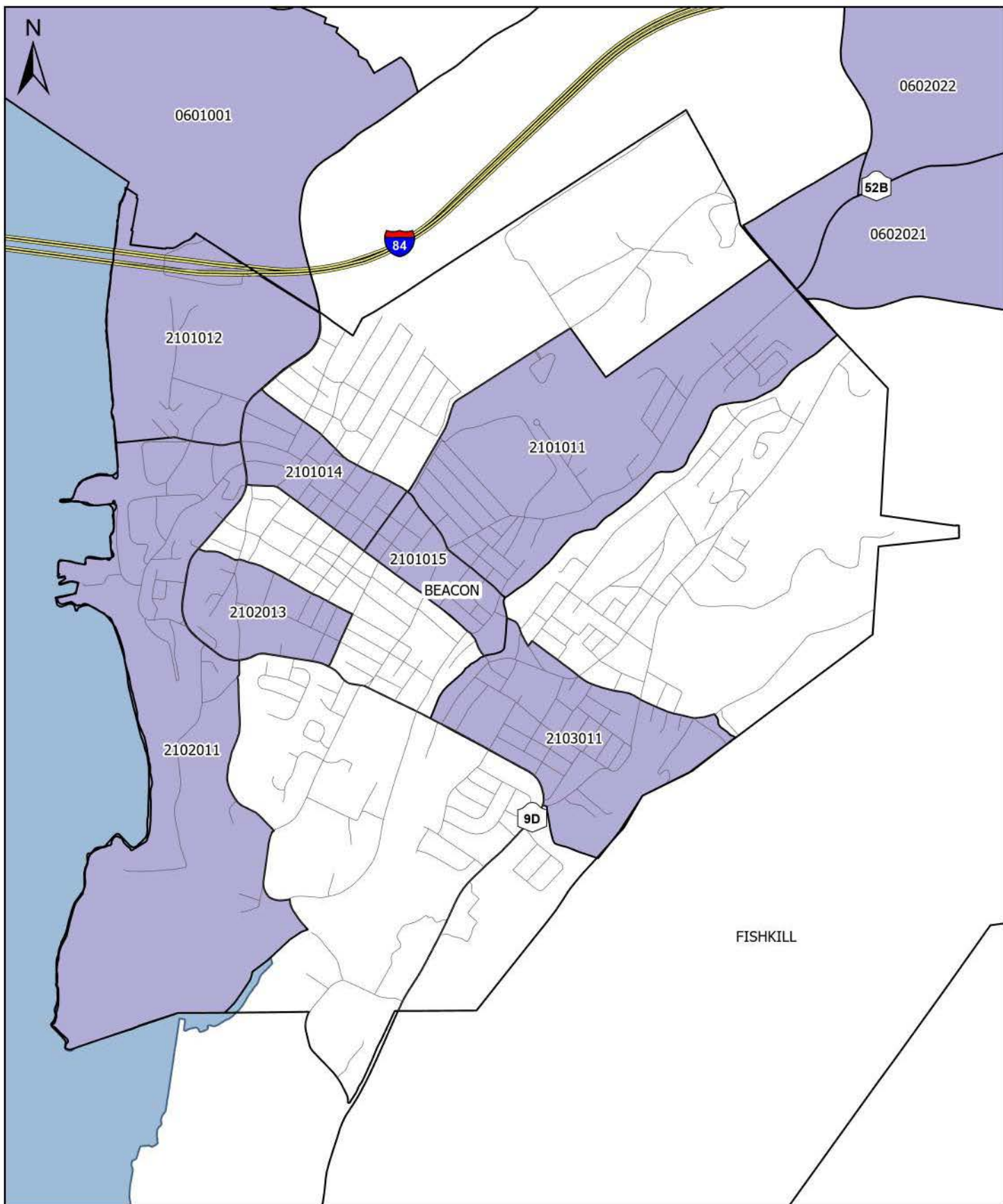
2022: South Ave. Sidewalk Replacement (\$178,740)
East Side- W. Center St. to Wolcott Ave.

2023: South Ave. Sidewalk Replacement (\$183,352)
West Side- Davies Terrace to Wolcott

2024: W. Center St. Sidewalk Replacement (\$203,639)
North Side- South Ave to Rec Center

2025: Wolcott Ave. Sidewalk Replacement (\$167,677)
North Side- South Ave to BHA Entrance

Five Year Total Grant Funding: \$944,058



2026 CDBG Eligible Areas Beacon

Eligible Areas
 Block Group Specific Projects



**BEACON CITY SCHOOL DISTRICT
ADMINISTRATIVE OFFICES**

10 Education Drive
Beacon, New York 12508
845-838-6900 phone
845-838-6905 fax

Dr. Matthew Landahl
Superintendent of Schools

February 10, 2026

Beacon City Council
1 Municipal Plaza
Beacon, NY 12508

RE: 2026 Community Development Block Grant
Sidewalk Replacement along South Avenue Elementary School

Dear Mayor Kyriacou and Members of the City Council:

I am submitting this letter of support for the City's proposed project for the 2026 Community Development Block Grant ("CDBG") program which proposes to replace the deteriorating public sidewalks along South Avenue in front of the Elementary School.

The replacement of this approximately 450 linear feet of sidewalk with new ADA compliant walkways and curb ramps will improve pedestrian safety and accessibility on this well-used segment of the sidewalk system. It builds upon the other three sidewalk projects that the City has completed using prior CDBG allocations, which has helped to rebuild the neighborhood around the South Avenue Elementary School.

The Beacon City School District appreciates your consideration of this important project, and we look forward to coordinating with your staff if the project moves forward to implementation.

Sincerely,

Dr. Matthew Landahl
Superintendent of Schools

ML:vlj

City of Beacon City Council Agenda
02/17/2026

Title:

Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding a Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Parking, Standing, and Stopping

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Amending Chapter 211 Concerning Parking,
Standing and Stopping

DATE: January 28, 2026

This memorandum will address the proposed Local Law to amend Chapter 211 of the Beacon City Code concerning parking, standing and stopping.

I. Reserved Parking Spaces at the Beacon Municipal Center (City Hall).

Section 1 of the proposed Local Law will amend § 211-14.2 of the Beacon City Code (the “City Code”) concerning the reservation of certain parking spaces at the Municipal Center (hereinafter “City Hall”). The City Code requires language indicating which space is reserved for a City official. To be enforceable the signage must match the language found in the City Code. To more appropriately manage parking at City Hall, the proposed changes will simply provide that four parking spaces will be reserved at City Hall, as assigned by the City Administrator, with signage stating “Reserved Parking – Tow Away Zone.” There are no proposed changes to the penalties for unauthorized parking in such spaces, thus violators are subject to towing and/or a \$75 parking ticket.

II. Mase Hook and Ladder Parking Lot.

Section 2 of the proposed Local Law provides an amendment to § 211-19.7 reflecting that the Mase Hook and Ladder (425 Main Street) property has been sold and will no longer have fire operations requiring six spaces to be set aside for Fire Department use. The purchase agreement and the parking easement requires that three parking spaces be sign-posted and marked as “Reserved” for 425 Main Street residential tenants. The City Code amendment removes the six Fire Department spaces and adds three for the 425 Main Street residential tenant use. The proposed Local Law also renames the parking lot to the Mase Hook and Ladder Parking Lot.

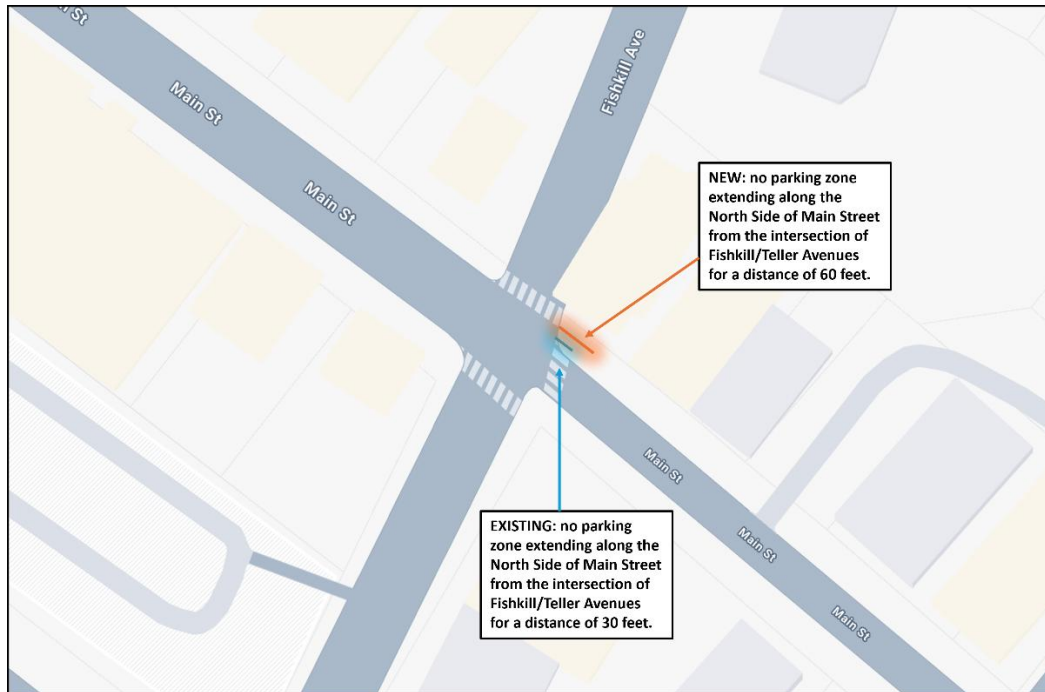
III. Prohibition on multi-space parking or parking in undesignated areas.

Section 3 of the proposed Local Law will add a new § 211-17.2 to the City Code prohibiting multi-space parking. An issue has arisen in which vehicles are not parked

in designated parking spaces or parked in a way that the vehicle occupies or uses more than one space. As such, the proposed Local Law requires that vehicles must be parked in designated spaces within the painted lines and prohibits parking a vehicle in a manner that occupies or uses more than one space. Violators will be subject to the standard \$75 parking ticket as set forth under § 211-20A of the City Code.

IV. No parking area on northern side of Main Street at Fishkill Avenue.

Finally, Section 4 of the proposed Local Law will amend § 211-15 of the City Code to prohibit parking on the northern side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west. There are already yellow hatched roadway marking prohibiting parking at this location. Currently, § 211-14.1A of the City Code prohibits parking within 30 feet of every intersection, however, an additional 30 feet (60 feet total) has been recommended due to turning radius needed for emergency vehicles and sightlines of vehicles on Main Street making a left turn onto Fishkill Avenue. For reference, a diagram is below.



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

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 211 OF THE BEACON CITY CODE
CONCERNING PARKING, STANDING AND STOPPING

A LOCAL LAW to amend Chapter 211 of the Beacon City Code concerning reserved parking spaces at the Municipal Center Lot and the Mase Hook & Ladder Lot, to prohibit multi-space parking or parking outside of designated spaces, and to provide a no parking, stopping or standing area on Main Street at the intersection of Fishkill Avenue.

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

Section 1. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking at Municipal Buildings,” Subsection A is hereby amended as follows:

§ 211-14.2 **Parking at Municipal Buildings**

A. The following rules are hereby enacted to apply at the Municipal Center:

- (1) Parking shall be allowed in designated spaces only and is limited to four hours except for employees of the City of Beacon.
- (2) The ~~four reserved, sign-posted~~ spaces marked “~~Judge Only – Reserved Parking – Tow Away Zone~~” ~~is-are~~ hereby reserved for use as assigned by the City Administrator, for the City Judge or Acting City Judge or Assistant City Judge. Anyone-Any vehicle else who parks thereparked without authorization in any of the marked parking spaces shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.
- ~~(3) The space marked “Mayor Only” is hereby reserved for the Mayor. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

~~(4) The space marked “City Administrator Only” is hereby reserved for the City Administrator. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

(53) The spaces marked “Two hour parking” shall be enforced so that any vehicle parked in said space for more than two hours shall be subject to the penalties in § 211-20.

...

Section 2. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking spaces for Fire Department Use at Memorial Building/Mase Hook and Ladder Parking Lot,” is hereby amended as follows:

§ 211-19.7 **Parking spaces ~~for Fire Department Use~~ at the Mase Hook and Ladder Parking Lot.**

~~Six~~ Three sign-posted spaces marked “Reserved Parking - Tow Away Zone” will be set aside for ~~Fire Department~~ 425 Main Street residential tenants’ use at the ~~Memorial Building/~~ Mase Hook and Ladder Parking Lot. Any vehicle parked without authorization shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.

Section 3. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, hereby amended to add Subsection 211-17.2 entitled “Method of parking; multi-space parking prohibited,” as follows:

§ 211-17.2 Method of parking; multi-space parking prohibited.

No person shall park any vehicle on any public street, public highway, or any property owned by, leased by, or in the possession and control, of the City of Beacon except in designated parking spaces and within the painted lines indicating where such vehicle shall be parked. No person shall park a vehicle as to occupy or use more than one such marked parking space.

Section 4. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-15 entitled, “Parking, stopping and standing prohibited at all times,” Subsection B is hereby amended to add no parking, stopping and standing on the north side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west as follows:

§ 211-15 **Parking, stopping and standing prohibited at all times.**

...

- B. Schedule X: Parking, Stopping and Standing Prohibited at All Times. In accordance with the provisions of Subsection A, no person shall park, stop or stand at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
...		
<u>Main Street</u>	<u>North</u>	<u>From Fishkill Avenue to a point 60 feet west</u>
...		

Section 5. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 211 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 6. 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 7. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 8. Effective date.

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

City of Beacon City Council Agenda
02/17/2026

Title:

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding a Proposed Local Law Concerning Referrals of Certain Land Use Matters

Proposed Local Law Concerning Referrals of Certain Land Use Matters

City of Beacon Planning Board Memorandum Regarding the Proposed Local Law Concerning Referrals of Certain Land Use Matters

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Concerning Referrals of Certain Land Use
Matters to the City and County Planning Boards

DATE: January 28, 2026

The proposed Local Law amends the Beacon City Code (the “City Code”) regulations concerning the referral of certain planning and zoning actions to the Dutchess County Department of Planning & Development (the “County Planning Board”). The proposed Local Law also revises the timeframe for referrals made to the City of Beacon Planning Board (“City Planning Board”) pursuant to the City Code’s subdivision and zoning provisions.

I. Referrals to the County Planning Board.

N.Y. General Municipal Law (“GML”) § 239-m requires that certain planning and zoning actions be referred to the County Planning Board for a report and recommendation before the local agency may take final action. Once a referral is received by the County Planning Board, it has thirty (30) days to issue its report and recommendation. If the County Planning Board does not respond within the thirty (30) day period, the local agency may act on the matter.

As such, the proposed Local Law amends City Code § 195-7(C) and § 223-67 to align the County Planning Board referral timeline with GML § 239-m by removing the City Code requirement that enumerated zoning and planning actions be referred “at least 30 days prior” to public hearing on the actions. This is not necessary and can delay conducting a public hearing. NYS law permits a municipality to hold a hearing before an action is referred to or a report is received from the County Planning Board. However, a municipality cannot take final action within the thirty (30) window given to the County Planning Board unless the County Planning Board provides its response earlier.

II. Referrals to the City Planning Board.

City Code §§ 195-7(B) and 223-66 similarly requires that any amendment to City Code Chapter 195, Subdivisions, or Chapter 223, Zoning, respectively, be referred to the City

Planning Board for a report and recommendation. These code sections presently require the referral to occur before the public hearing is convened. The proposed amendments require the referral to occur before the hearing is closed and provide the City Planning Board with sixty (60) days to respond to the referral. The City Council can take final action if the Planning Board provides its response earlier than sixty (60) days from the referral or if there is no City Planning Board response after sixty (60) days has elapsed since referral. The local law also permits the Council to indicate a lesser referral and reporting time, if desired.

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

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTERS 195 AND 223 OF THE BEACON CITY
CODE CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS

A LOCAL LAW to amend Chapters 195 and 223 of the Beacon City Code regarding the referral of certain land use matters to the City of Beacon Planning Board and Dutchess County Planning Board.

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

Section 1. Chapter 195 of the Beacon City Code, Article I – General Provisions, Section 195-7 entitled “Changes to this chapter,” Subsections B and C are hereby amended as follows:

§ 195-7 **Changes to this chapter.**

- A. Procedure. The City Council may, from time to time, on its own motion, on petition or on recommendation of the Planning Board, amend, supplement or repeal the regulations and provisions of this chapter.
- B. Referral of proposed change to Planning Board. Every such proposed change to this chapter shall be referred to the Planning Board for report thereon before the public hearing required by law is closed. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed change, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the change advisable. In recommending the rejection or revision of any proposed change, the Planning Board shall similarly state its reasons.
- C. Referral of proposed change to Dutchess County Department of Planning and Development. At least 30 days prior to the meeting at which the adoption of such change is to be considered, tThe City Council, in accordance with the provisions of §§ 239-41 and 239-m of the General Municipal Law, shall refer said change to the Dutchess County Department of Planning and Development for its advisory opinion.

Section 2. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-66 entitled “Referral of proposed amendment to Planning Board,” is hereby amended as follows:

§ 223-66 Referral of proposed amendment to Planning Board.

Every such proposed amendment to change this chapter shall be referred to the Planning Board for report thereon before the public hearing on the proposed amendment ~~required by law has closed~~. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed amendment, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the comprehensive plan of land use for the City and be in furtherance of the purposes set forth in Article I of this chapter. In recommending the rejection or revision of any proposed amendment, the Planning Board shall similarly state its reasons. ~~Failure on the part of the Planning Board to report to the City Council its recommendation with respect to any proposed amendment within 30 days after the date of referral shall be deemed to be approval thereof, unless such proceedings have theretofore been terminated.~~

Section 3. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-67 entitled “Referral of proposals to Dutchess County Planning Department,” is hereby amended as follows:

§ 223-67 Referral of proposals to Dutchess County Planning Department.

~~At least 30 days prior to the public hearing at which a proposal is to be considered,~~ The approving authority, in accordance with the provisions of Article 12-B, §§ 239-l and 239-m of the General Municipal Laws, as amended, shall refer to the Dutchess County Planning Department a zoning amendment to the Code or map, site plan, special permit, area or use variance, comprehensive plan, or other authorization under the zoning provisions applying to real property within 500 feet of the following:

- A. The boundary of any existing or proposed state or county park or recreation area.
- B. The right-of-way of any existing or proposed county or state road, thruway, highway, parkway or expressway.
- C. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines.
- D. The existing or proposed boundary of any county- or state-owned land on which a public building or institution is located.

E. The boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the Agriculture and Markets Law, except this subsection shall not apply to the granting of area variances.

F. The boundary of any city, village or town.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 195 and 223 of the Beacon City Code are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. 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 6. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

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



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

John Gunn, Chair

February 17, 2026

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

Subject: City Council Referral of Local Law Amending Chapters 195 and 223
 of the City of Beacon regarding Land Use Referrals

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending Chapters 195 and 223 of the City of Beacon with respect to referrals of certain land use applications and amendments to the Zoning Code of the City of Beacon to the City Planning Board and the Dutchess County Department of Planning and Development. The proposed Local Law was reviewed during the February 10, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members in attendance voted unanimously to send a favorable recommendation to the City Council concerning the proposed local law.

Sincerely,



John Gunn
 Planning Board Chair

JG/mp

City of Beacon City Council Agenda
02/17/2026

Title:

2025 Length of Service Award Program (LOSAP) Contributions

ATTACHMENTS

[2025 Service Award Program Firefighter Records](#)

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
1	Merritt Jr.	Michael			M	0	0			Military/Ineligible
2	Pisanelli	Christian	G.		M	4	0			Military Leave
3	Sela	Junas			M	0	0			Military/Ineligible
4	Travis	Brandon	M.		M	3	53			Active
5	Williams	John			M	0	0			Active
6	Antalek	Frederick	N.		M	8	0			Entitled 1/2005
7	Bianco	Scott	A.		M	8	0			Entitled 1/2022
8	Dubetsky	Matthew	D.		M	20	MAX			Entitled 3/2022
9	Gilmore	Gary	J.		M	6	0			Entitled 1/2022
10	Joseph	Timothy	T.		M	14	0			Entitled 5/2019
11	Kelliher	Patrick	J.		M	20	MAX			Entitled 8/2005
12	Kimmel	William	B.		M	15	0			Entitled 1/2003
13	Kolakoski	Richard	C.		M	13	0			Entitled 10/2009
14	Lahey Jr.	Dennis	P.		M	20	MAX			Entitled 3/2019
15	Lahey Sr.	Dennis	J.		M	14	0			Entitled 1/2003
16	Lawrence	Richard	P.		M	10	0			Entitled 8/2006
17	McVicker, Jr.	Frederick	O.		M	8	84			Entitled 1/2018
18	Meeker	Robert			M	6	0			Entitled 9/2022

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
19	Naughton	Matthew	W.		M	12	0			Entitled 3/2022
20	Pellett	John	D.		M	5	0			Entitled 11/2023
21	Piccone	Anthony	J.		M	20	MAX			Entitled 5/2013
22	Plumer	Dale	B.		M	15	0			Entitled 12/2012
23	Shares	Raymond	R.		M	5	0			Entitled 7/2021
24	Simmonds	David			M	20	MAX			Entitled 5/2024
25	Simmonds Sr.	Robert	J.		M	17	0			Entitled 6/2025
26	Smith	Ernest	R.		M	8	0			Entitled 12/2016
27	Stella	John	N.		M	15	0			Entitled 1/2004
28	Amoroso Jr.	Louis	J.		M	15	0			Term. Vested '13
29	Antalek Jr.	Gerald	A.		M	9	0			Term. Vested '10
30	Ciralli	Daniel	T.		M	9	0			Term. Vested '17
31	Davis	Terrance			M	9	0			Term. Vested '19
32	Dubetsky	Cory			M	6	0			Term. Vested '18
33	Fisch	Jason	W.		M	6	0			Term. Vested '06
34	Fraioli	Anthony	P.		M	6	0			Term. Vested '20
35	Frederic	Michael	T.		M	10	0			Term. Vested '16
36	Greenough	James	E.		M	9	0			Term. Vested '08

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
37	Hernandez	Brendon	C.		M	9	0			Term. Vested '19
38	Lahey	Kari-Leigh			F	6	0			Term. Vested '10
39	McGovern	Nicholas	A.		M	11	0			Term. Vested '16
40	Monroe	Chris	S.		M	5	0			Term. Vested '17
41	Muriqi	Valmir			M	6	0			Term. Vested '21
42	Pedro, III	Joseph	M.		M	5	0			Term. Vested '06
43	Pisanelli	Charles	M.		M	13	0			Term. Vested '17
44	Pomarico	John	F.		M	5	0			Term. Vested '18
45	Simmonds Jr.	Robert	J.		M	5	0			Term. Vested '17
46	Sine	Peter	L.		M	12	0			Term. Vested '15
47	Sklenar	Matthew	J.		M	5	0			Term. Vested '14
48	Smith	Brian			M	9	0			Term. Vested '16
49	Smith	Joshua	D.		M	9	0			Term. Vested '06
50	Smith	Matthew	D.		M	11	0			Term. Vested '19
51	Stanulwich	Terrence			M	6	0			Term. Vested '15
52	Tortora	Brian			M	5	0			Term. Vested '23
53	Volk Jr.	Joseph	L.		M	7	0			Term. Vested '14
54	Way	Larry	W.		M	9	0			Term. Vested '24

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
55	Winterberg	Jeffrey	A.		M	11	0			Term. Vested '10
56	Wolfe	Brian			M	6	0			Term. Vested '07

City of Beacon City Council Agenda
02/17/2026

Title:

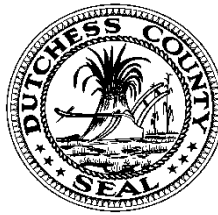
2026 Community Development Block Grant Program

ATTACHMENTS

2026 Community Development Block Grant Program Municipal Application Instructions and Guidance

CDBG Eligible Areas

Beacon City School District Letter of Support for Beacon's 2026 Community Development Block Grant Application



2026 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2026 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184. Please see <https://www.hudexchange.info/programs/baba/> for more information and resources.

Timeline

Date	Activity
January 6, 2026	Application Window Opens
January 22, 2026	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2026	Applicant Public Hearing ³
February 2, 2026	Letter of Intent (LOI) - Due by 3:00 p.m.
March 3, 2026	Applications - Due by 3:00 p.m.
March – April 2026	Application Review
April 2026	County Executive Announcement of Awards
May 2, 2025 – June 2, 2026 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2026 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2026 ²	Processing of Public Comments
June 1, 2026 ²	Submission of the 2026 Action Plan to HUD
August 1, 2026 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2026 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the Dutchess County CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal.	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
☐ Acquisition of Real Property	☐ Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
☐ Public Facilities and Improvements	☐ Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
☐ Clearance, Rehabilitation, and Reconstruction of Housing	☐ An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
☐ Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
☐ Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Public Facilities and Improvements
Public Facilities
☐ Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
☐ Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
☐ Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
☐ Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
☐ Were developed through an asset inventory, capital planning process or other local plan.
☐ Contain green features.
Water and Wastewater
☐ Development of central water and wastewater systems.
☐ Maintenance of central water and wastewater systems with properly set user charges.
☐ Alternative wastewater systems.
☐ New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.
Rental Housing
☐ Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
☐ Intergenerational or non-restricted housing.

☐ Housing in communities or neighborhoods with limited affordable opportunities.
☐ Housing that sets aside units for hard-to-serve special needs populations.
☐ Located in centers, transit routes, and near employment/services
☐ Incorporates active design, universal design, and/or green infrastructure
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing
☐ Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
☐ Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing
☐ Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):
☐ Permanent housing.
☐ Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
☐ Housing that sets aside units for hard-to-serve special needs populations.
☐ Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
☐ Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 2, 2026**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **3:00 p.m. on Tuesday, March 3, 2026**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2026 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2028.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?
7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?

10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

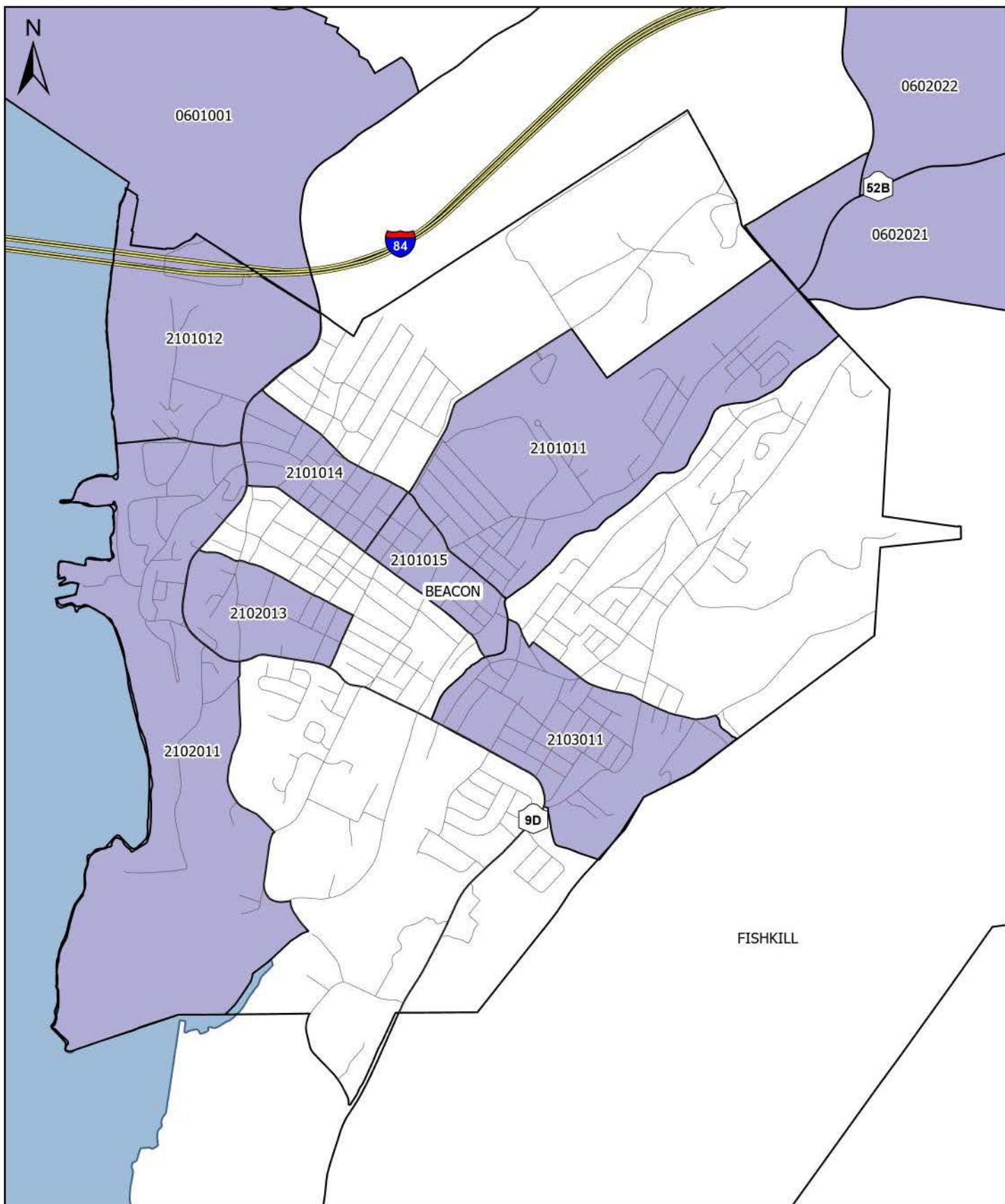
Technical Assistance – Staff is available to provide technical assistance during the application process.

For more information, contact:

Dutchess County Department of Planning & Development
85 Civic Center Plaza, Suite 107
Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>



2026 CDBG Eligible Areas Beacon

Eligible Areas
 Block Group Specific Projects



**BEACON CITY SCHOOL DISTRICT
ADMINISTRATIVE OFFICES**

10 Education Drive
Beacon, New York 12508
845-838-6900 phone
845-838-6905 fax

Dr. Matthew Landahl
Superintendent of Schools

February 10, 2026

Beacon City Council
1 Municipal Plaza
Beacon, NY 12508

RE: 2026 Community Development Block Grant
Sidewalk Replacement along South Avenue Elementary School

Dear Mayor Kyriacou and Members of the City Council:

I am submitting this letter of support for the City's proposed project for the 2026 Community Development Block Grant ("CDBG") program which proposes to replace the deteriorating public sidewalks along South Avenue in front of the Elementary School.

The replacement of this approximately 450 linear feet of sidewalk with new ADA compliant walkways and curb ramps will improve pedestrian safety and accessibility on this well-used segment of the sidewalk system. It builds upon the other three sidewalk projects that the City has completed using prior CDBG allocations, which has helped to rebuild the neighborhood around the South Avenue Elementary School.

The Beacon City School District appreciates your consideration of this important project, and we look forward to coordinating with your staff if the project moves forward to implementation.

Sincerely,

Dr. Matthew Landahl
Superintendent of Schools

ML:vlj

City of Beacon City Council Agenda
02/17/2026

Title:

Proposed Local Law Concerning Parking, Standing, and Stopping

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding a Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Parking, Standing, and Stopping

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Amending Chapter 211 Concerning Parking,
Standing and Stopping

DATE: January 28, 2026

This memorandum will address the proposed Local Law to amend Chapter 211 of the Beacon City Code concerning parking, standing and stopping.

I. Reserved Parking Spaces at the Beacon Municipal Center (City Hall).

Section 1 of the proposed Local Law will amend § 211-14.2 of the Beacon City Code (the “City Code”) concerning the reservation of certain parking spaces at the Municipal Center (hereinafter “City Hall”). The City Code requires language indicating which space is reserved for a City official. To be enforceable the signage must match the language found in the City Code. To more appropriately manage parking at City Hall, the proposed changes will simply provide that four parking spaces will be reserved at City Hall, as assigned by the City Administrator, with signage stating “Reserved Parking – Tow Away Zone.” There are no proposed changes to the penalties for unauthorized parking in such spaces, thus violators are subject to towing and/or a \$75 parking ticket.

II. Mase Hook and Ladder Parking Lot.

Section 2 of the proposed Local Law provides an amendment to § 211-19.7 reflecting that the Mase Hook and Ladder (425 Main Street) property has been sold and will no longer have fire operations requiring six spaces to be set aside for Fire Department use. The purchase agreement and the parking easement requires that three parking spaces be sign-posted and marked as “Reserved” for 425 Main Street residential tenants. The City Code amendment removes the six Fire Department spaces and adds three for the 425 Main Street residential tenant use. The proposed Local Law also renames the parking lot to the Mase Hook and Ladder Parking Lot.

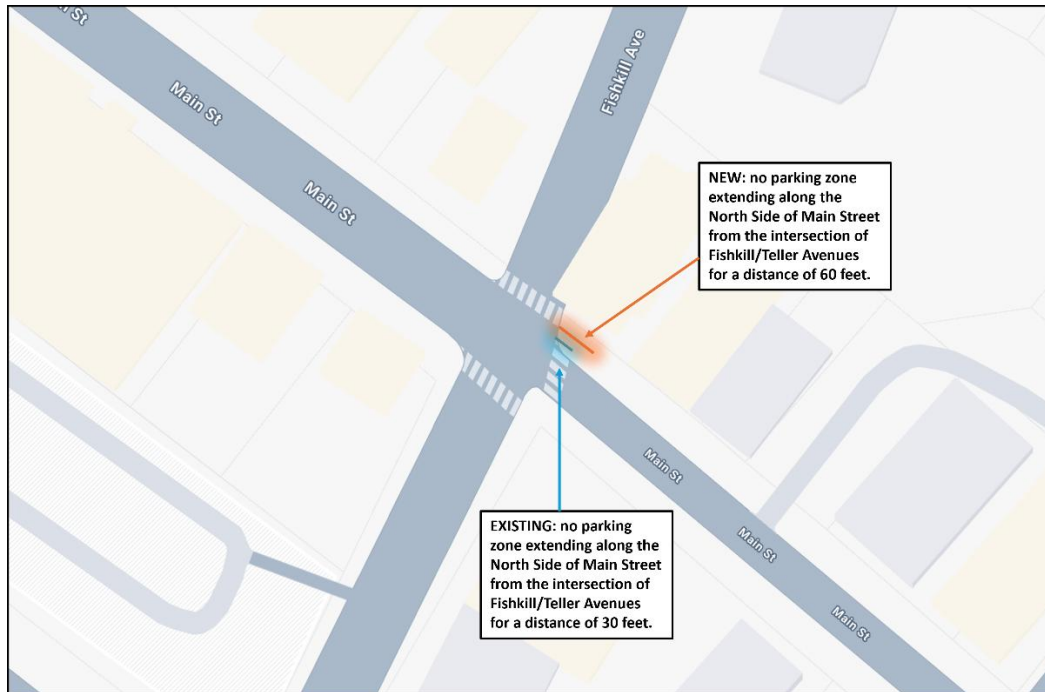
III. Prohibition on multi-space parking or parking in undesignated areas.

Section 3 of the proposed Local Law will add a new § 211-17.2 to the City Code prohibiting multi-space parking. An issue has arisen in which vehicles are not parked

in designated parking spaces or parked in a way that the vehicle occupies or uses more than one space. As such, the proposed Local Law requires that vehicles must be parked in designated spaces within the painted lines and prohibits parking a vehicle in a manner that occupies or uses more than one space. Violators will be subject to the standard \$75 parking ticket as set forth under § 211-20A of the City Code.

IV. No parking area on northern side of Main Street at Fishkill Avenue.

Finally, Section 4 of the proposed Local Law will amend § 211-15 of the City Code to prohibit parking on the northern side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west. There are already yellow hatched roadway marking prohibiting parking at this location. Currently, § 211-14.1A of the City Code prohibits parking within 30 feet of every intersection, however, an additional 30 feet (60 feet total) has been recommended due to turning radius needed for emergency vehicles and sightlines of vehicles on Main Street making a left turn onto Fishkill Avenue. For reference, a diagram is below.



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

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 211 OF THE BEACON CITY CODE
CONCERNING PARKING, STANDING AND STOPPING

A LOCAL LAW to amend Chapter 211 of the Beacon City Code concerning reserved parking spaces at the Municipal Center Lot and the Mase Hook & Ladder Lot, to prohibit multi-space parking or parking outside of designated spaces, and to provide a no parking, stopping or standing area on Main Street at the intersection of Fishkill Avenue.

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

Section 1. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking at Municipal Buildings,” Subsection A is hereby amended as follows:

§ 211-14.2 **Parking at Municipal Buildings**

A. The following rules are hereby enacted to apply at the Municipal Center:

- (1) Parking shall be allowed in designated spaces only and is limited to four hours except for employees of the City of Beacon.
- (2) The ~~four reserved, sign-posted~~ spaces marked “~~Judge Only – Reserved Parking – Tow Away Zone~~” ~~is~~are hereby reserved for use as assigned by the City Administrator, for the City Judge or Acting City Judge or Assistant City Judge. ~~Anyone~~Any vehicle else who parks there~~parked without authorization in any of the marked parking spaces~~ shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.
- ~~(3) The space marked “Mayor Only” is hereby reserved for the Mayor. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

~~(4) The space marked “City Administrator Only” is hereby reserved for the City Administrator. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

(53) The spaces marked “Two hour parking” shall be enforced so that any vehicle parked in said space for more than two hours shall be subject to the penalties in § 211-20.

...

Section 2. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking spaces for Fire Department Use at Memorial Building/Mase Hook and Ladder Parking Lot,” is hereby amended as follows:

§ 211-19.7 **Parking spaces ~~for Fire Department Use~~ at the Mase Hook and Ladder Parking Lot.**

~~Six~~ Three sign-posted spaces marked “Reserved Parking - Tow Away Zone” will be set aside for ~~Fire Department~~ 425 Main Street residential tenants’ use at the ~~Memorial Building/~~ Mase Hook and Ladder Parking Lot. Any vehicle parked without authorization shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.

Section 3. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, hereby amended to add Subsection 211-17.2 entitled “Method of parking; multi-space parking prohibited,” as follows:

§ 211-17.2 Method of parking; multi-space parking prohibited.

No person shall park any vehicle on any public street, public highway, or any property owned by, leased by, or in the possession and control, of the City of Beacon except in designated parking spaces and within the painted lines indicating where such vehicle shall be parked. No person shall park a vehicle as to occupy or use more than one such marked parking space.

Section 4. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-15 entitled, “Parking, stopping and standing prohibited at all times,” Subsection B is hereby amended to add no parking, stopping and standing on the north side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west as follows:

§ 211-15 **Parking, stopping and standing prohibited at all times.**

...

- B. Schedule X: Parking, Stopping and Standing Prohibited at All Times. In accordance with the provisions of Subsection A, no person shall park, stop or stand at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
...		
<u>Main Street</u>	<u>North</u>	<u>From Fishkill Avenue to a point 60 feet west</u>
...		

Section 5. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 211 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 6. 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 7. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 8. Effective date.

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

City of Beacon City Council Agenda
02/17/2026

Title:

Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding a Proposed Local Law Concerning Referrals of Certain Land Use Matters

Proposed Local Law Concerning Referrals of Certain Land Use Matters

City of Beacon Planning Board Memorandum Regarding the Proposed Local Law Concerning Referrals of Certain Land Use Matters

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Concerning Referrals of Certain Land Use
Matters to the City and County Planning Boards

DATE: January 28, 2026

The proposed Local Law amends the Beacon City Code (the “City Code”) regulations concerning the referral of certain planning and zoning actions to the Dutchess County Department of Planning & Development (the “County Planning Board”). The proposed Local Law also revises the timeframe for referrals made to the City of Beacon Planning Board (“City Planning Board”) pursuant to the City Code’s subdivision and zoning provisions.

I. Referrals to the County Planning Board.

N.Y. General Municipal Law (“GML”) § 239-m requires that certain planning and zoning actions be referred to the County Planning Board for a report and recommendation before the local agency may take final action. Once a referral is received by the County Planning Board, it has thirty (30) days to issue its report and recommendation. If the County Planning Board does not respond within the thirty (30) day period, the local agency may act on the matter.

As such, the proposed Local Law amends City Code § 195-7(C) and § 223-67 to align the County Planning Board referral timeline with GML § 239-m by removing the City Code requirement that enumerated zoning and planning actions be referred “at least 30 days prior” to public hearing on the actions. This is not necessary and can delay conducting a public hearing. NYS law permits a municipality to hold a hearing before an action is referred to or a report is received from the County Planning Board. However, a municipality cannot take final action within the thirty (30) window given to the County Planning Board unless the County Planning Board provides its response earlier.

II. Referrals to the City Planning Board.

City Code §§ 195-7(B) and 223-66 similarly requires that any amendment to City Code Chapter 195, Subdivisions, or Chapter 223, Zoning, respectively, be referred to the City

Planning Board for a report and recommendation. These code sections presently require the referral to occur before the public hearing is convened. The proposed amendments require the referral to occur before the hearing is closed and provide the City Planning Board with sixty (60) days to respond to the referral. The City Council can take final action if the Planning Board provides its response earlier than sixty (60) days from the referral or if there is no City Planning Board response after sixty (60) days has elapsed since referral. The local law also permits the Council to indicate a lesser referral and reporting time, if desired.

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

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTERS 195 AND 223 OF THE BEACON CITY
CODE CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS

A LOCAL LAW to amend Chapters 195 and 223 of the Beacon City Code regarding the referral of certain land use matters to the City of Beacon Planning Board and Dutchess County Planning Board.

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

Section 1. Chapter 195 of the Beacon City Code, Article I – General Provisions, Section 195-7 entitled “Changes to this chapter,” Subsections B and C are hereby amended as follows:

§ 195-7 **Changes to this chapter.**

- A. Procedure. The City Council may, from time to time, on its own motion, on petition or on recommendation of the Planning Board, amend, supplement or repeal the regulations and provisions of this chapter.
- B. Referral of proposed change to Planning Board. Every such proposed change to this chapter shall be referred to the Planning Board for report thereon before the public hearing ~~required by law is closed. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change.~~ In recommending the adoption of any such proposed change, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the change advisable. In recommending the rejection or revision of any proposed change, the Planning Board shall similarly state its reasons.
- C. Referral of proposed change to Dutchess County Department of Planning and Development. ~~At least 30 days prior to the meeting at which the adoption of such change is to be considered, t~~The City Council, in accordance with the provisions of §§ 239-41 and 239-m of the General Municipal Law, shall refer said change to the Dutchess County Department of Planning and Development for its advisory opinion.

Section 2. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-66 entitled “Referral of proposed amendment to Planning Board,” is hereby amended as follows:

§ 223-66 Referral of proposed amendment to Planning Board.

Every such proposed amendment to change this chapter shall be referred to the Planning Board for report thereon before the public hearing on the proposed amendment ~~required by law has closed~~. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed amendment, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the comprehensive plan of land use for the City and be in furtherance of the purposes set forth in Article I of this chapter. In recommending the rejection or revision of any proposed amendment, the Planning Board shall similarly state its reasons. ~~Failure on the part of the Planning Board to report to the City Council its recommendation with respect to any proposed amendment within 30 days after the date of referral shall be deemed to be approval thereof, unless such proceedings have theretofore been terminated.~~

Section 3. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-67 entitled “Referral of proposals to Dutchess County Planning Department,” is hereby amended as follows:

§ 223-67 Referral of proposals to Dutchess County Planning Department.

~~At least 30 days prior to the public hearing at which a proposal is to be considered,~~ The approving authority, in accordance with the provisions of Article 12-B, §§ 239-l and 239-m of the General Municipal Laws, as amended, shall refer to the Dutchess County Planning Department a zoning amendment to the Code or map, site plan, special permit, area or use variance, comprehensive plan, or other authorization under the zoning provisions applying to real property within 500 feet of the following:

- A. The boundary of any existing or proposed state or county park or recreation area.
- B. The right-of-way of any existing or proposed county or state road, thruway, highway, parkway or expressway.
- C. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines.
- D. The existing or proposed boundary of any county- or state-owned land on which a public building or institution is located.

E. The boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the Agriculture and Markets Law, except this subsection shall not apply to the granting of area variances.

F. The boundary of any city, village or town.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 195 and 223 of the Beacon City Code are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. 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 6. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

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



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

John Gunn, Chair

February 17, 2026

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

Subject: City Council Referral of Local Law Amending Chapters 195 and 223
 of the City of Beacon regarding Land Use Referrals

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending Chapters 195 and 223 of the City of Beacon with respect to referrals of certain land use applications and amendments to the Zoning Code of the City of Beacon to the City Planning Board and the Dutchess County Department of Planning and Development. The proposed Local Law was reviewed during the February 10, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members in attendance voted unanimously to send a favorable recommendation to the City Council concerning the proposed local law.

Sincerely,

John Gunn 

John Gunn
 Planning Board Chair

JG/mp

City of Beacon City Council Agenda
02/17/2026

Title:

City Council Priorities

ATTACHMENTS

[2026 City Council Priorities Table](#)

Council Ranking									
<u>Category</u>	<u>Status</u>	<u>Topic</u>	<u>LG</u>	<u>ZM</u>	<u>SK</u>	<u>CG</u>	<u>AG</u>	<u>PW</u>	<u>LK</u>
Zoning	In progress	HDLO: Consider potential historic parcel additions							
Zoning	Not started	Viewsheds: Consider potential additions (inc. FACC)							
Zoning	Not started	Short-Term Rentals: Review data, consider restrictions							
Zoning	Not started	Inclusionary Zoning: Consider incentive for >10% BMR							
Zoning	Not started	Hiddenbrook: Consider zoning for housing / land preservation							
Zoning	Not started	Tables: Revise/simplify use & dimensional tables							
Zoning	Not started	Fishkill Ave Con Com: Review, prioritize, address zoning							
Planning	In progress	Trails: Rail Trail engineering / funding updates; Fjord Trail links							
Planning	In progress	DCTC Sidewalk Study: Review, capital planning							
Planning	Not started	Infrastructure: Beekman St project; Pedestrian / bike mobility							
Planning	Not started	Comprehensive Plan: Read plan; discuss							

City of Beacon City Council Agenda
02/17/2026

Title:

Resolution No. 24 - Approving 2025 Length of Service Award Program (LOSAP) Contributions

ATTACHMENTS

[Resolution Approving 2025 Length of Service Award Program \(LOSAP\) Contributions](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 24 OF 2026

APPROVING 2025 LENGTH OF SERVICE AWARD PROGRAM (LOSAP) CONTRIBUTIONS

WHEREAS, Article 11-A of the General Municipal Law was enacted to aid in the recruitment and retention of volunteer firefighters by permitting the establishment of a Length of Service Award Program (“LOSAP”), which the Beacon City Council has previously authorized; and

WHEREAS, based on LOSAP requirements, the City of Beacon Fire Chief has posted the attached certified list of active volunteer firefighters who qualify for LOSAP contributions for the year 2025 at the Beacon Fire Department Stations for thirty days.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council have reviewed the attached list of volunteer firefighters who qualify for LOSAP credit for the year 2025 and hereby approve the award of credit as detailed in the attached certified list.

Resolution No. 24 of 2026				Date: February 17, 2026			
☐ Amendments				☐ 2/3 Required			
☐ On roll call				☐ 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
1	Merritt Jr.	Michael			M	0	0			Military/Ineligible
2	Pisanelli	Christian	G.		M	4	0			Military Leave
3	Sela	Junas			M	0	0			Military/Ineligible
4	Travis	Brandon	M.		M	3	53			Active
5	Williams	John			M	0	0			Active
6	Antalek	Frederick	N.		M	8	0			Entitled 1/2005
7	Bianco	Scott	A.		M	8	0			Entitled 1/2022
8	Dubetsky	Matthew	D.		M	20	MAX			Entitled 3/2022
9	Gilmore	Gary	J.		M	6	0			Entitled 1/2022
10	Joseph	Timothy	T.		M	14	0			Entitled 5/2019
11	Kelliher	Patrick	J.		M	20	MAX			Entitled 8/2005
12	Kimmel	William	B.		M	15	0			Entitled 1/2003
13	Kolakoski	Richard	C.		M	13	0			Entitled 10/2009
14	Lahey Jr.	Dennis	P.		M	20	MAX			Entitled 3/2019
15	Lahey Sr.	Dennis	J.		M	14	0			Entitled 1/2003
16	Lawrence	Richard	P.		M	10	0			Entitled 8/2006
17	McVicker, Jr.	Frederick	O.		M	8	84			Entitled 1/2018
18	Meeker	Robert			M	6	0			Entitled 9/2022

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
19	Naughton	Matthew	W.		M	12	0			Entitled 3/2022
20	Pellett	John	D.		M	5	0			Entitled 11/2023
21	Piccone	Anthony	J.		M	20	MAX			Entitled 5/2013
22	Plumer	Dale	B.		M	15	0			Entitled 12/2012
23	Shares	Raymond	R.		M	5	0			Entitled 7/2021
24	Simmonds	David			M	20	MAX			Entitled 5/2024
25	Simmonds Sr.	Robert	J.		M	17	0			Entitled 6/2025
26	Smith	Ernest	R.		M	8	0			Entitled 12/2016
27	Stella	John	N.		M	15	0			Entitled 1/2004
28	Amoroso Jr.	Louis	J.		M	15	0			Term. Vested '13
29	Antalek Jr.	Gerald	A.		M	9	0			Term. Vested '10
30	Ciralli	Daniel	T.		M	9	0			Term. Vested '17
31	Davis	Terrance			M	9	0			Term. Vested '19
32	Dubetsky	Cory			M	6	0			Term. Vested '18
33	Fisch	Jason	W.		M	6	0			Term. Vested '06
34	Fraioli	Anthony	P.		M	6	0			Term. Vested '20
35	Frederic	Michael	T.		M	10	0			Term. Vested '16
36	Greenough	James	E.		M	9	0			Term. Vested '08

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
37	Hernandez	Brendon	C.		M	9	0			Term. Vested '19
38	Lahey	Kari-Leigh			F	6	0			Term. Vested '10
39	McGovern	Nicholas	A.		M	11	0			Term. Vested '16
40	Monroe	Chris	S.		M	5	0			Term. Vested '17
41	Muriqi	Valmir			M	6	0			Term. Vested '21
42	Pedro, III	Joseph	M.		M	5	0			Term. Vested '06
43	Pisanelli	Charles	M.		M	13	0			Term. Vested '17
44	Pomarico	John	F.		M	5	0			Term. Vested '18
45	Simmonds Jr.	Robert	J.		M	5	0			Term. Vested '17
46	Sine	Peter	L.		M	12	0			Term. Vested '15
47	Sklenar	Matthew	J.		M	5	0			Term. Vested '14
48	Smith	Brian			M	9	0			Term. Vested '16
49	Smith	Joshua	D.		M	9	0			Term. Vested '06
50	Smith	Matthew	D.		M	11	0			Term. Vested '19
51	Stanulwich	Terrence			M	6	0			Term. Vested '15
52	Tortora	Brian			M	5	0			Term. Vested '23
53	Volk Jr.	Joseph	L.		M	7	0			Term. Vested '14
54	Way	Larry	W.		M	9	0			Term. Vested '24

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

2025 Service Award Program Firefighter Records

City of Beacon Fire Department Service Award Program

#	Last name	First name	MI	Date of Birth	Gender	Accrued Service Credit	2025 Points Earned	Mailing Address	City, State & Zip Code	Status
55	Winterberg	Jeffrey	A.		M	11	0			Term. Vested '10
56	Wolfe	Brian			M	6	0			Term. Vested '07

City of Beacon City Council Agenda
02/17/2026

Title:

Resolution No. 25 - Authorizing an Application for 2026 Community Development Block Grant Funding

ATTACHMENTS

Resolution Authorizing an Application for 2026 Community Development Block Grant Funding

2026 Community Development Block Grant Program Municipal Application Instructions and Guidance

CDBG Eligible Areas

Beacon City School District Letter of Support for Beacon's 2026 Community Development Block Grant Application



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 25 OF 2026

**AUTHORIZING AN APPLICATION FOR
2026 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

WHEREAS, Dutchess County has announced the opening of its application period for the 2026 Community Development Block Grant (“CDBG”) program for municipalities that participate in the Dutchess County Urban Consortium, which includes the City of Beacon; and

WHEREAS, funded by the United States Department of Housing and Urban Development (HUD), the CDBG program’s intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities, and by addressing needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services; and

WHEREAS, the use of CDBG funds is also limited to low- and moderate- income areas of the City, as delineated in the County’s CDBG mapping, which is why the City has selected public infrastructure projects in this area of the City over the past several years; and

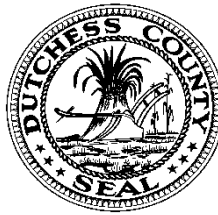
WHEREAS, the CDBG program requires that municipalities must hold a public hearing prior to the submission of an application to provide residents, particularly low- and moderate- income residents, an opportunity to suggest projects for CDBG funds; and

WHEREAS, the City of Beacon held a public hearing regarding use of the 2026 CDBG fund on February 17, 2026 and received public input from citizens and groups at that time; and

WHEREAS, the City of Beacon has prepared an application to use CDBG funding for the rehabilitation of sidewalks along the north side of South Avenue between West Center Street and the intersection with Spy Hill and Davies Avenue, which addresses both important community concerns and the overarching goals of the CDBG program.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Administrator to submit an application for the 2026 Community Development Block Grant Program.

Resolution No. 25 of 2026			Date: February 17, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
Motion Carried							



2026 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2026 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184. Please see <https://www.hudexchange.info/programs/baba/> for more information and resources.

Timeline

Date	Activity
January 6, 2026	Application Window Opens
January 22, 2026	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2026	Applicant Public Hearing ³
February 2, 2026	Letter of Intent (LOI) - Due by 3:00 p.m.
March 3, 2026	Applications - Due by 3:00 p.m.
March – April 2026	Application Review
April 2026	County Executive Announcement of Awards
May 2, 2025 – June 2, 2026 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2026 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2026 ²	Processing of Public Comments
June 1, 2026 ²	Submission of the 2026 Action Plan to HUD
August 1, 2026 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2026 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the Dutchess County CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal.	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
☐ Acquisition of Real Property	☐ Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
☐ Public Facilities and Improvements	☐ Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
☐ Clearance, Rehabilitation, and Reconstruction of Housing	☐ An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
☐ Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
☐ Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Public Facilities and Improvements
Public Facilities
☐ Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
☐ Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
☐ Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
☐ Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
☐ Were developed through an asset inventory, capital planning process or other local plan.
☐ Contain green features.
Water and Wastewater
☐ Development of central water and wastewater systems.
☐ Maintenance of central water and wastewater systems with properly set user charges.
☐ Alternative wastewater systems.
☐ New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.
Rental Housing
☐ Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
☐ Intergenerational or non-restricted housing.

☐	Housing in communities or neighborhoods with limited affordable opportunities.
☐	Housing that sets aside units for hard-to-serve special needs populations.
☐	Located in centers, transit routes, and near employment/services
☐	Incorporates active design, universal design, and/or green infrastructure
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing	
☐	Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
☐	Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing	
☐	Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):	
☐	Permanent housing.
☐	Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
☐	Housing that sets aside units for hard-to-serve special needs populations.
☐	Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
☐	Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 2, 2026**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **3:00 p.m. on Tuesday, March 3, 2026**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2026 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2028.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?
7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?

10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

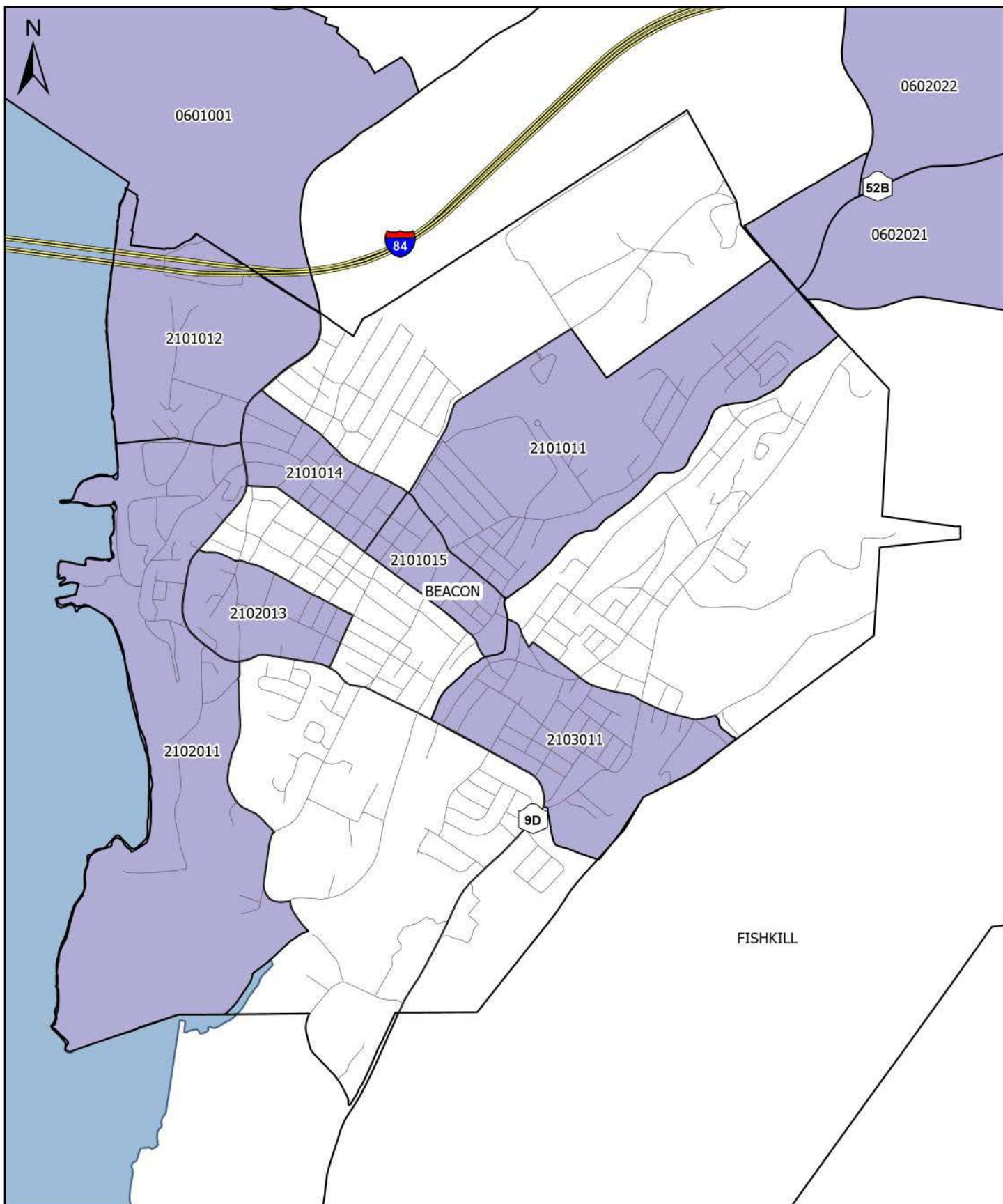
Technical Assistance – Staff is available to provide technical assistance during the application process.

For more information, contact:

Dutchess County Department of Planning & Development
85 Civic Center Plaza, Suite 107
Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>



2026 CDBG Eligible Areas Beacon

Eligible Areas
 Block Group Specific Projects



**BEACON CITY SCHOOL DISTRICT
ADMINISTRATIVE OFFICES**

10 Education Drive
Beacon, New York 12508
845-838-6900 phone
845-838-6905 fax

Dr. Matthew Landahl
Superintendent of Schools

February 10, 2026

Beacon City Council
1 Municipal Plaza
Beacon, NY 12508

RE: 2026 Community Development Block Grant
Sidewalk Replacement along South Avenue Elementary School

Dear Mayor Kyriacou and Members of the City Council:

I am submitting this letter of support for the City's proposed project for the 2026 Community Development Block Grant ("CDBG") program which proposes to replace the deteriorating public sidewalks along South Avenue in front of the Elementary School.

The replacement of this approximately 450 linear feet of sidewalk with new ADA compliant walkways and curb ramps will improve pedestrian safety and accessibility on this well-used segment of the sidewalk system. It builds upon the other three sidewalk projects that the City has completed using prior CDBG allocations, which has helped to rebuild the neighborhood around the South Avenue Elementary School.

The Beacon City School District appreciates your consideration of this important project, and we look forward to coordinating with your staff if the project moves forward to implementation.

Sincerely,

Dr. Matthew Landahl
Superintendent of Schools

ML:vlj

City of Beacon City Council Agenda
02/17/2026

Title:

Resolution No. 26 - Adopting Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping

ATTACHMENTS

Resolution Adopting Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping

Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping

Keane & Beane, P.C. Memorandum Regarding Local Law No. 1 of 2026 Concerning Parking, Standing, and Stopping



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 26 OF 2026

**ADOPTING LOCAL LAW NO. 1 OF 2026 TO AMEND THE BEACON CITY CODE
CONCERNING PARKING, STANDING, AND STOPPING**

WHEREAS, pursuant to Resolution No. 2026-022, passed on February 2, 2026, the City of Beacon City Council set a public hearing for February 17, 2026 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning parking, standing, and stopping; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on February 6, 2026; and

WHEREAS, on February 17, 2026, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law;

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 1 of 2026 to amend the Beacon City Code concerning parking, standing, and stopping.

Resolution No. 26 of 2026			Date: February 17, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
Motion Carried							

PROPOSED LOCAL LAW NO. 1 OF 2026

CITY COUNCIL CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 211 OF THE BEACON CITY CODE CONCERNING PARKING, STANDING AND STOPPING

A LOCAL LAW to amend Chapter 211 of the Beacon City Code concerning reserved parking spaces at the Municipal Center Lot and the Mase Hook & Ladder Lot, to prohibit multi-space parking or parking outside of designated spaces, and to provide a no parking, stopping or standing area on Main Street at the intersection of Fishkill Avenue.

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

Section 1. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking at Municipal Buildings,” Subsection A is hereby amended as follows:

§ 211-14.2 **Parking at Municipal Buildings**

A. The following rules are hereby enacted to apply at the Municipal Center:

- (1) Parking shall be allowed in designated spaces only and is limited to four hours except for employees of the City of Beacon.
- (2) The ~~four reserved, sign-posted~~ spaces marked “~~Judge Only – Reserved Parking – Tow Away Zone~~” ~~is~~ are hereby reserved for use as assigned by the City Administrator, for the City Judge or Acting City Judge or Assistant City Judge. ~~Anyone~~ Any vehicle else who parks there ~~parked without authorization in any of the marked parking spaces~~ shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.
- ~~(3) The space marked “Mayor Only” is hereby reserved for the Mayor. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

~~(4) The space marked “City Administrator Only” is hereby reserved for the City Administrator. Anyone else who parks there shall be towed at the vehicle owner's expense. The towing expenses shall be in addition to the penalties contained in § 211-20.~~

(53) The spaces marked “Two hour parking” shall be enforced so that any vehicle parked in said space for more than two hours shall be subject to the penalties in § 211-20.

...

Section 2. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-14.2 entitled “Parking spaces for Fire Department Use at Memorial Building/Mase Hook and Ladder Parking Lot,” is hereby amended as follows:

§ 211-19.7 **Parking spaces ~~for Fire Department Use~~ at the Mase Hook and Ladder Parking Lot.**

~~Six~~ Three sign-posted spaces marked “Reserved Parking - Tow Away Zone” will be set aside for ~~Fire Department~~ 425 Main Street residential tenants’ use at the ~~Memorial Building/~~ Mase Hook and Ladder Parking Lot. Any vehicle parked without authorization shall be towed at the vehicle owner’s expense. The towing expenses shall be in addition to the penalties contained in § 211-20.

Section 3. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, hereby amended to add Subsection 211-17.2 entitled “Method of parking; multi-space parking prohibited,” as follows:

§ 211-17.2 Method of parking; multi-space parking prohibited.

No person shall park any vehicle on any public street, public highway, or any property owned by, leased by, or in the possession and control, of the City of Beacon except in designated parking spaces and within the painted lines indicating where such vehicle shall be parked. No person shall park a vehicle as to occupy or use more than one such marked parking space.

Section 4. Chapter 211 of the Beacon City Code, Article III – Parking, Standing and Stopping, Section 211-15 entitled, “Parking, stopping and standing prohibited at all times,” Subsection B is hereby amended to add no parking, stopping and standing on the north side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west as follows:

§ 211-15 **Parking, stopping and standing prohibited at all times.**

...

- B. Schedule X: Parking, Stopping and Standing Prohibited at All Times. In accordance with the provisions of Subsection A, no person shall park, stop or stand at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
...		
<u>Main Street</u>	<u>North</u>	<u>From Fishkill Avenue to a point 60 feet west</u>
...		

Section 5. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 211 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 6. 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 7. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 8. Effective date.

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

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Amending Chapter 211 Concerning Parking,
Standing and Stopping

DATE: January 28, 2026

This memorandum will address the proposed Local Law to amend Chapter 211 of the Beacon City Code concerning parking, standing and stopping.

I. Reserved Parking Spaces at the Beacon Municipal Center (City Hall).

Section 1 of the proposed Local Law will amend § 211-14.2 of the Beacon City Code (the “City Code”) concerning the reservation of certain parking spaces at the Municipal Center (hereinafter “City Hall”). The City Code requires language indicating which space is reserved for a City official. To be enforceable the signage must match the language found in the City Code. To more appropriately manage parking at City Hall, the proposed changes will simply provide that four parking spaces will be reserved at City Hall, as assigned by the City Administrator, with signage stating “Reserved Parking – Tow Away Zone.” There are no proposed changes to the penalties for unauthorized parking in such spaces, thus violators are subject to towing and/or a \$75 parking ticket.

II. Mase Hook and Ladder Parking Lot.

Section 2 of the proposed Local Law provides an amendment to § 211-19.7 reflecting that the Mase Hook and Ladder (425 Main Street) property has been sold and will no longer have fire operations requiring six spaces to be set aside for Fire Department use. The purchase agreement and the parking easement requires that three parking spaces be sign-posted and marked as “Reserved” for 425 Main Street residential tenants. The City Code amendment removes the six Fire Department spaces and adds three for the 425 Main Street residential tenant use. The proposed Local Law also renames the parking lot to the Mase Hook and Ladder Parking Lot.

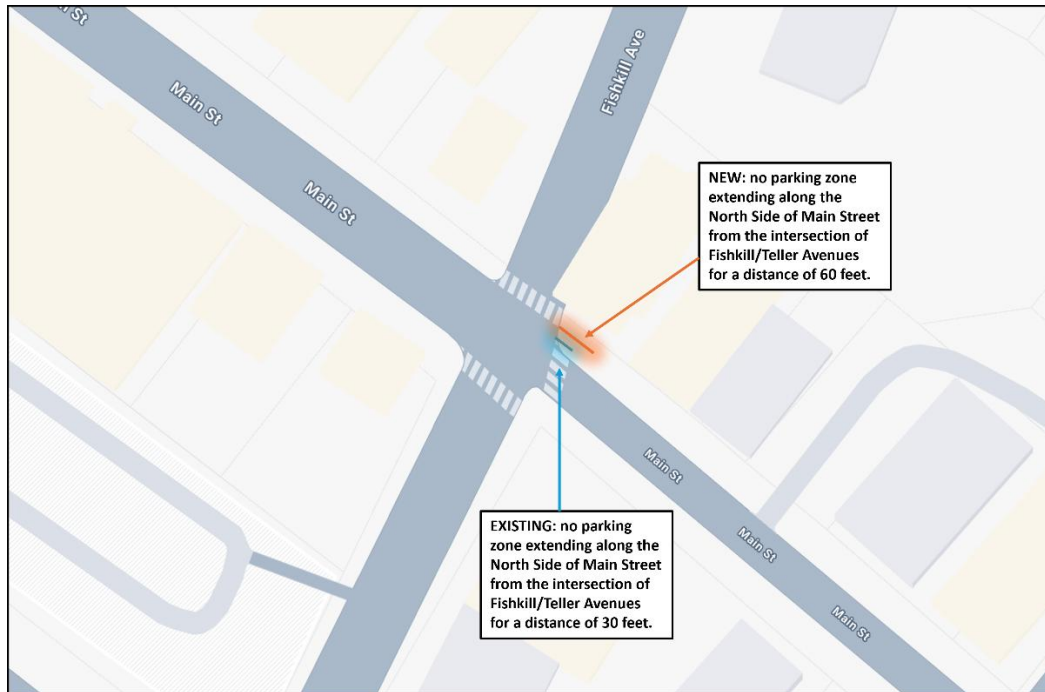
III. Prohibition on multi-space parking or parking in undesignated areas.

Section 3 of the proposed Local Law will add a new § 211-17.2 to the City Code prohibiting multi-space parking. An issue has arisen in which vehicles are not parked

in designated parking spaces or parked in a way that the vehicle occupies or uses more than one space. As such, the proposed Local Law requires that vehicles must be parked in designated spaces within the painted lines and prohibits parking a vehicle in a manner that occupies or uses more than one space. Violators will be subject to the standard \$75 parking ticket as set forth under § 211-20A of the City Code.

IV. No parking area on northern side of Main Street at Fishkill Avenue.

Finally, Section 4 of the proposed Local Law will amend § 211-15 of the City Code to prohibit parking on the northern side of Main Street, at the intersection of Fishkill Avenue, for a distance of 60 feet west. There are already yellow hatched roadway marking prohibiting parking at this location. Currently, § 211-14.1A of the City Code prohibits parking within 30 feet of every intersection, however, an additional 30 feet (60 feet total) has been recommended due to turning radius needed for emergency vehicles and sightlines of vehicles on Main Street making a left turn onto Fishkill Avenue. For reference, a diagram is below.



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

City of Beacon City Council Agenda
02/17/2026

Title:

Resolution No. 27 - Adopting Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

ATTACHMENTS

Resolution Adopting Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board

Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters

Keane & Beane, P.C. Memorandum Regarding Local Law No. 2 of 2026 Concerning Referrals of Certain Land Use Matters

City of Beacon Planning Board Memorandum Regarding the Proposed Local Law Concerning Referrals of Certain Land Use Matters



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 27 OF 2026

**ADOPTING LOCAL LAW NO. 2 OF 2026 TO AMEND THE BEACON CITY CODE
CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS**

WHEREAS, pursuant to Resolution No. 2026-023, passed on February 2, 2026, the City of Beacon City Council set a public hearing for February 17, 2026 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning referrals of certain land use matters; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on February 6, 2026; and

WHEREAS, on February 17, 2026, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law;

WHEREAS, the proposed Local Law is classified as a Type II action pursuant to the State Environmental Quality Review Act ("SEQRA") under 6 NYCRR §§ 617.5 (26) and (33) because the changes are administrative in nature, a local legislative decision, and do not impact the environment; and

WHEREAS, pursuant to N.Y. General Municipal Law § 239-m and City Zoning Code § 223-66, the City Council referred the proposed Local Law to the City of Beacon Planning Board; and

WHEREAS, by letter dated February 13, 2026 the Beacon Planning Board issued its comment letter finding that the Planning Board is generally in support of the proposed Local Law and proposed no substantive edits to such; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 2 of 2026 to amend the Beacon City Code concerning referrals of certain land use matters.

Resolution No. 27 of 2026			Date: February 17, 2026				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
Motion Carried							

PROPOSED LOCAL LAW NO. 2 OF 2026

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW AMENDING CHAPTERS 195 AND 223 OF THE BEACON CITY
CODE CONCERNING REFERRALS OF CERTAIN LAND USE MATTERS**

A LOCAL LAW to amend Chapters 195 and 223 of the Beacon City Code regarding the referral of certain land use matters to the City of Beacon Planning Board and Dutchess County Planning Board.

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

Section 1. Chapter 195 of the Beacon City Code, Article I – General Provisions, Section 195-7 entitled “Changes to this chapter,” Subsections B and C are hereby amended as follows:

§ 195-7 Changes to this chapter.

- A.** Procedure. The City Council may, from time to time, on its own motion, on petition or on recommendation of the Planning Board, amend, supplement or repeal the regulations and provisions of this chapter.
- B.** Referral of proposed change to Planning Board. Every such proposed change to this chapter shall be referred to the Planning Board for report thereon before the public hearing ~~required by law is closed. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change.~~ In recommending the adoption of any such proposed change, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the change advisable. In recommending the rejection or revision of any proposed change, the Planning Board shall similarly state its reasons.
- C.** Referral of proposed change to Dutchess County Department of Planning and Development. ~~At least 30 days prior to the meeting at which the adoption of such change is to be considered, t~~The City Council, in accordance with the provisions of §§ 239-41 and 239-m of the General Municipal Law, shall refer said change to the Dutchess County Department of Planning and Development for its advisory opinion.

Section 2. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-66 entitled “Referral of proposed amendment to Planning Board,” is hereby amended as follows:

§ 223-66 Referral of proposed amendment to Planning Board.

Every such proposed amendment to change this chapter shall be referred to the Planning Board for report thereon before the public hearing on the proposed amendment ~~required by law has closed~~. If a report is not received from the Planning Board within sixty (60) days of referral, or a lesser time period set by the City Council, the City Council may elect to close the public hearing and take action on the proposed change. In recommending the adoption of any such proposed amendment, the Planning Board shall state its reasons for such recommendation, describing any conditions that it believes make the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the comprehensive plan of land use for the City and be in furtherance of the purposes set forth in Article I of this chapter. In recommending the rejection or revision of any proposed amendment, the Planning Board shall similarly state its reasons. ~~Failure on the part of the Planning Board to report to the City Council its recommendation with respect to any proposed amendment within 30 days after the date of referral shall be deemed to be approval thereof, unless such proceedings have theretofore been terminated.~~

Section 3. Chapter 223 of the Beacon City Code, Article VII – Miscellaneous Provisions, Section 223-67 entitled “Referral of proposals to Dutchess County Planning Department,” is hereby amended as follows:

§ 223-67 Referral of proposals to Dutchess County Planning Department.

~~At least 30 days prior to the public hearing at which a proposal is to be considered,~~ The approving authority, in accordance with the provisions of Article 12-B, §§ 239-l and 239-m of the General Municipal Laws, as amended, shall refer to the Dutchess County Planning Department a zoning amendment to the Code or map, site plan, special permit, area or use variance, comprehensive plan, or other authorization under the zoning provisions applying to real property within 500 feet of the following:

- A. The boundary of any existing or proposed state or county park or recreation area.
- B. The right-of-way of any existing or proposed county or state road, thruway, highway, parkway or expressway.
- C. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines.
- D. The existing or proposed boundary of any county- or state-owned land on which a public building or institution is located.

E. The boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the Agriculture and Markets Law, except this subsection shall not apply to the granting of area variances.

F. The boundary of any city, village or town.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 195 and 223 of the Beacon City Code are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. 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 6. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

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

MEMORANDUM

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

FROM: Keane & Beane, P.C.

RE: Proposed Local Law Concerning Referrals of Certain Land Use
Matters to the City and County Planning Boards

DATE: January 28, 2026

The proposed Local Law amends the Beacon City Code (the “City Code”) regulations concerning the referral of certain planning and zoning actions to the Dutchess County Department of Planning & Development (the “County Planning Board”). The proposed Local Law also revises the timeframe for referrals made to the City of Beacon Planning Board (“City Planning Board”) pursuant to the City Code’s subdivision and zoning provisions.

I. Referrals to the County Planning Board.

N.Y. General Municipal Law (“GML”) § 239-m requires that certain planning and zoning actions be referred to the County Planning Board for a report and recommendation before the local agency may take final action. Once a referral is received by the County Planning Board, it has thirty (30) days to issue its report and recommendation. If the County Planning Board does not respond within the thirty (30) day period, the local agency may act on the matter.

As such, the proposed Local Law amends City Code § 195-7(C) and § 223-67 to align the County Planning Board referral timeline with GML § 239-m by removing the City Code requirement that enumerated zoning and planning actions be referred “at least 30 days prior” to public hearing on the actions. This is not necessary and can delay conducting a public hearing. NYS law permits a municipality to hold a hearing before an action is referred to or a report is received from the County Planning Board. However, a municipality cannot take final action within the thirty (30) window given to the County Planning Board unless the County Planning Board provides its response earlier.

II. Referrals to the City Planning Board.

City Code §§ 195-7(B) and 223-66 similarly requires that any amendment to City Code Chapter 195, Subdivisions, or Chapter 223, Zoning, respectively, be referred to the City

Planning Board for a report and recommendation. These code sections presently require the referral to occur before the public hearing is convened. The proposed amendments require the referral to occur before the hearing is closed and provide the City Planning Board with sixty (60) days to respond to the referral. The City Council can take final action if the Planning Board provides its response earlier than sixty (60) days from the referral or if there is no City Planning Board response after sixty (60) days has elapsed since referral. The local law also permits the Council to indicate a lesser referral and reporting time, if desired.

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



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

John Gunn, Chair

February 17, 2026

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

Subject: City Council Referral of Local Law Amending Chapters 195 and 223
 of the City of Beacon regarding Land Use Referrals

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending Chapters 195 and 223 of the City of Beacon with respect to referrals of certain land use applications and amendments to the Zoning Code of the City of Beacon to the City Planning Board and the Dutchess County Department of Planning and Development. The proposed Local Law was reviewed during the February 10, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members in attendance voted unanimously to send a favorable recommendation to the City Council concerning the proposed local law.

Sincerely,

John Gunn
 Planning Board Chair

JG/mp

City of Beacon City Council Agenda
02/17/2026

Title:

February 2, 2026 Minutes

ATTACHMENTS

[February 2, 2026 Minutes](#)



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

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Chris White

**February 2, 2026
7:00 PM
Draft
City Council
Minutes**

Regular Meeting

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

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

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Christopher White, City Administrator

Christian A.L. Gates, City Attorney

Natalie Quinn, City Planner

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Workshop

Discussion of Bond Resolutions for Water Storage Tank and Purchase of Equipment

Proposed Historic Property Nominations Pursuant to the Historic District and Landmark Overlay (HDLO) Zone

Review of Concept Plan for 248 Tioronda Avenue

Discussion of 2026 CDBG Funding: South Avenue Sidewalk Replacement Project

Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Local Law Concerning Referrals of Certain Land Use Matters

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 18 - Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

Motion to adopt the resolution by Councilmember Grant.

Second by Councilmember Gorton.

Motion passes 7 – 0.

2. Resolution No. 19 - Authorizing a Bond Issuance for the Purchase of a Vacuum Truck

Motion to adopt the resolution by Councilmember Krasikov.

Second by Councilmember Smith.

Motion passes 7 – 0.

3. Resolution No. 20 - Authorizing a Bond Issuance for Highway Department Equipment

Motion to adopt the resolution by Councilmember Smith.

Second by Councilmember Glauda.

Motion passes 7 – 0.

4. Resolution No. 21 - Referring an Amended Concept Plan for 248 Tioronda Avenue to the City of Beacon and Dutchess County Planning Boards

Motion to adopt the resolution by Councilmember Grant.

Second by Councilmember Krasikov.

Motion passes 7 – 0.

5. [Resolution No. 22 - Setting a Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping](#)

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

6. [Resolution No. 23- Referring a Proposed Local Law Concerning Referrals of Certain Land Use Matters to the City of Beacon Planning Board](#)

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

Approval of Minutes

1. [January 20, 2026 Minutes](#)

Motion to approve the minutes by Councilmember Gorton.
Second by Councilmember Smith.
Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: Tuesday, February 17, 2026 at 7:00 p.m.

Adjournment

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