



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

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

**April 1, 2024
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Hudson Highlands Fjord Trail Update Presentation](#)

Mayor Kyriacou's 2024 State of the City Address

Public Comment

Public Hearing

[Public Hearing for the 3-5 Henry Street Restore New York Grant](#)

Reports: Mayor, City Council, and City Administrator

1. [Proclamation of April as Autism Awareness Month](#)

Local Laws and Resolutions

1. [Resolution No. 33 - Declaring the City Council's Intent to be Lead Agency under SEQRA with regard to the Mount Beacon Water Tank Replacement Project](#)
2. [Resolution No. 34 - Supporting an Application to Round 8 of the Restore New York Communities Initiative for the GarageWORKS Studios Redevelopment Project](#)

Approval of Minutes

1. [March 18, 2023 Minutes](#)

Announcement of Next Meeting: April 8, 2024 at 7:00 p.m.

Public Comment - Second Opportunity

Adjournment

City of Beacon City Council Agenda
04/01/2024

Title:

Hudson Highlands Fjord Trail Update Presentation

ATTACHMENTS

[Hudson Highlands Fjord Trail Presentation Slide Deck](#)

ft Hudson Highlands
Fjord Trail

Cold Spring, New York's Breakneck Ridge:

If you're around, or want to take a ride up on the Hudson line, it's no secret that Breakneck Ridge is THE best hike in town. Heck, Newsweek magazine listed it as one of the top ten hikes in the United States.

— ExploreHudsonValley.com



The Need

Increasingly unsafe conditions along Route 9D make clear a need for better visitor management and expanded and organized parking options.

The Coalition

Lead Partner:



Municipal Partners:



State Partners:

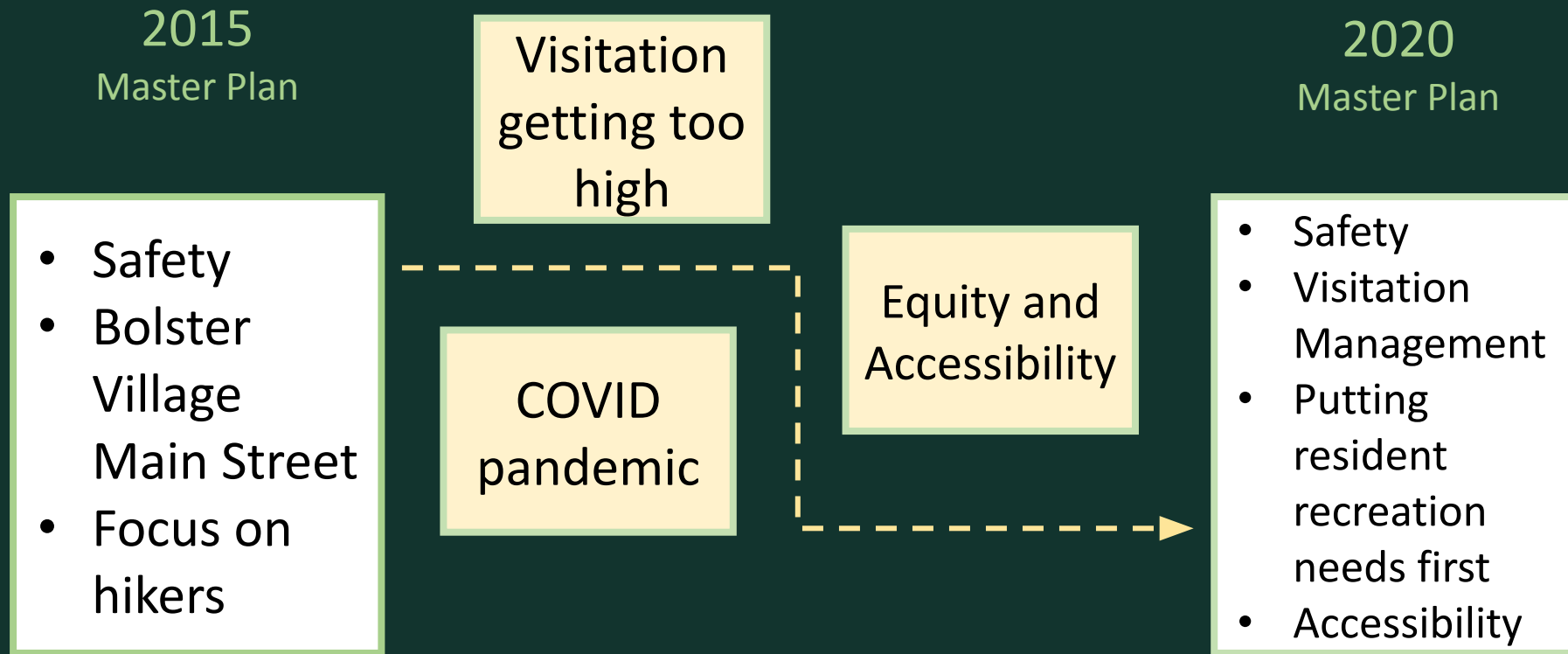


NY Metro Agency Partners:



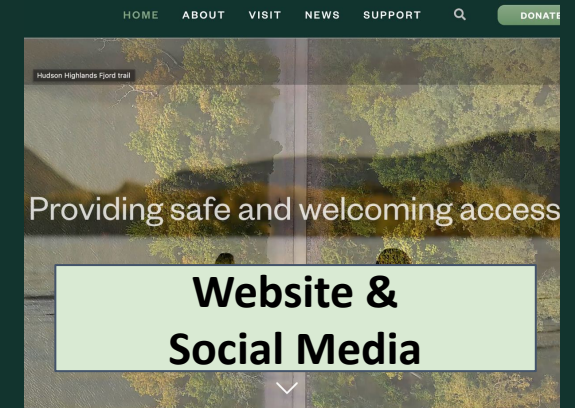
Non-Profit Partners:





The Project Goals Have Adjusted to Changes in the Community

Nearly 20 years of input and effort to create and refine this idea



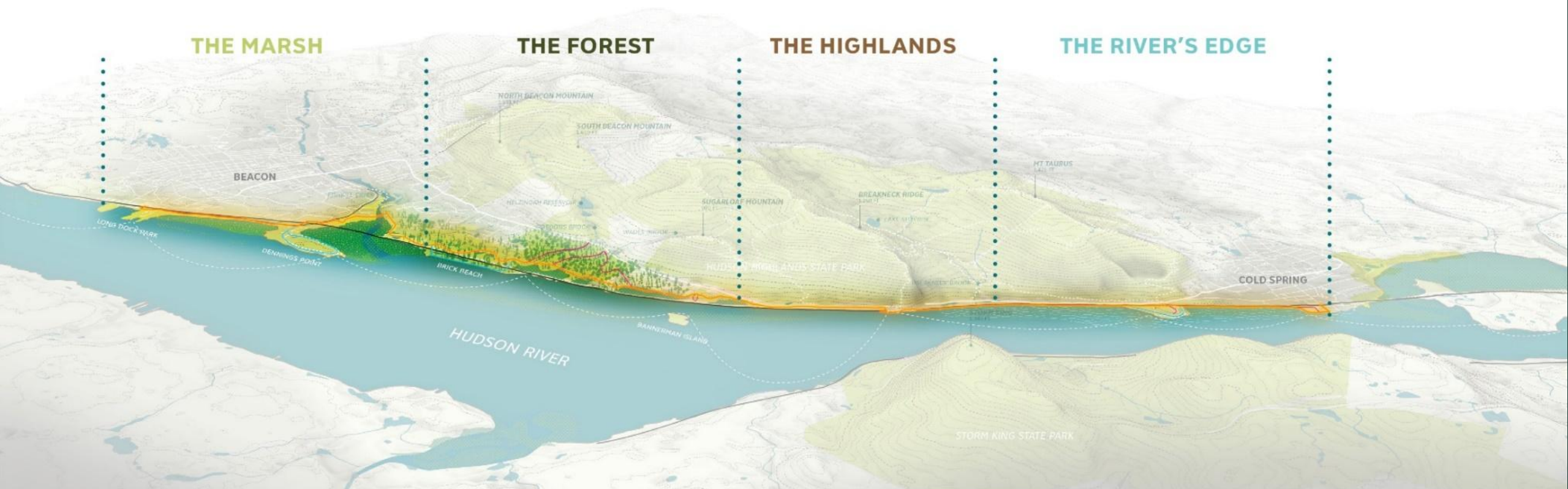
Many different outreach methods

Our goal is to engage as many people as possible in the project design

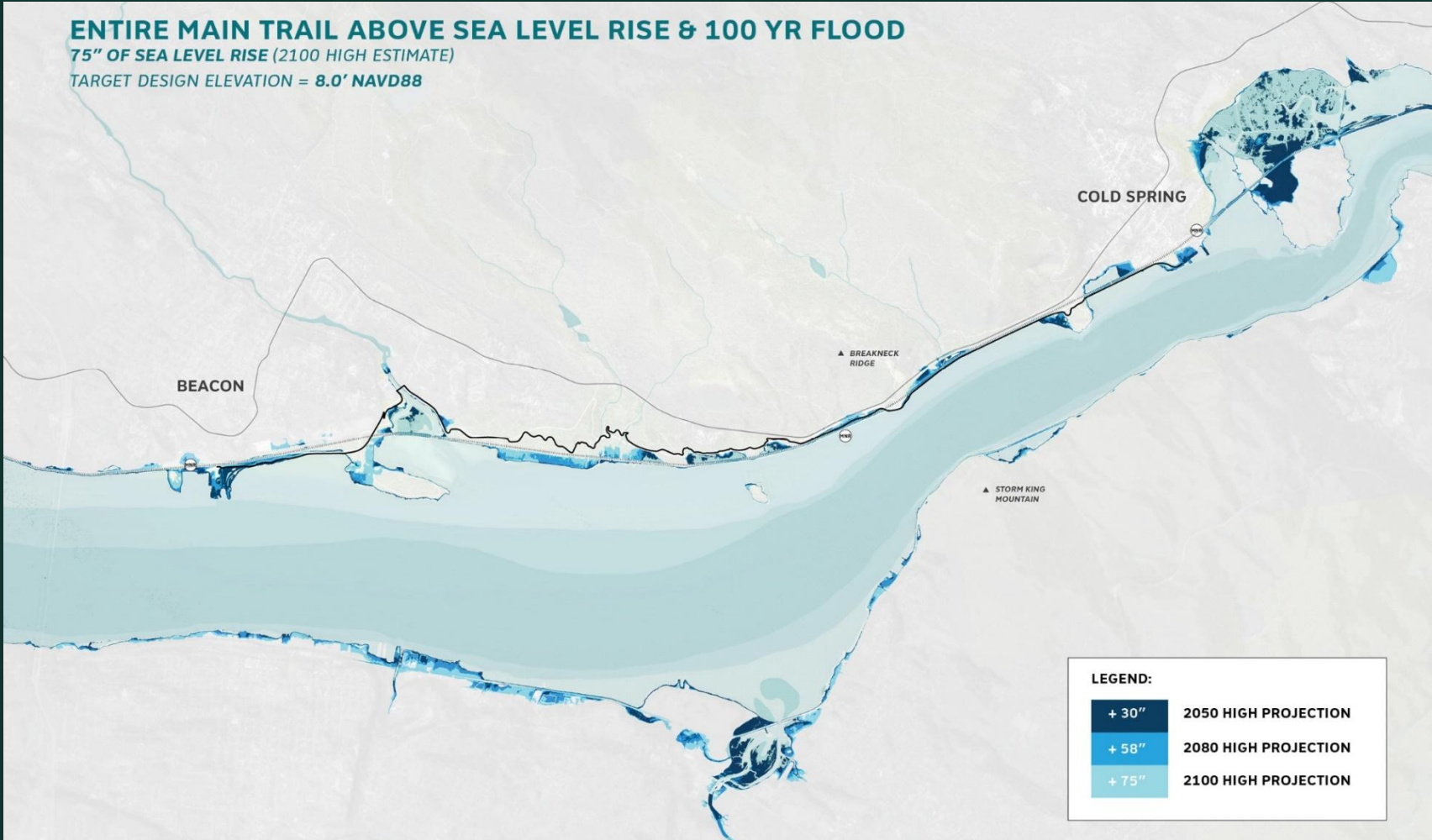


The Vision: A Trail for All

The 7.5-mile linear park will be a destination for recreation, tranquility, learning, and inspiration in the Hudson Highlands.



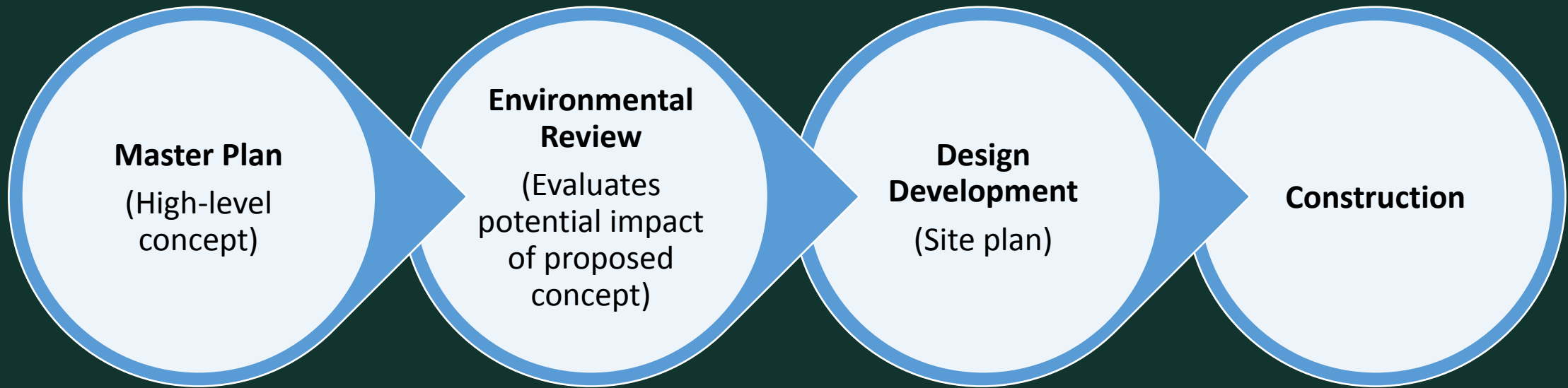
A Focus on Ecology – Four Zones



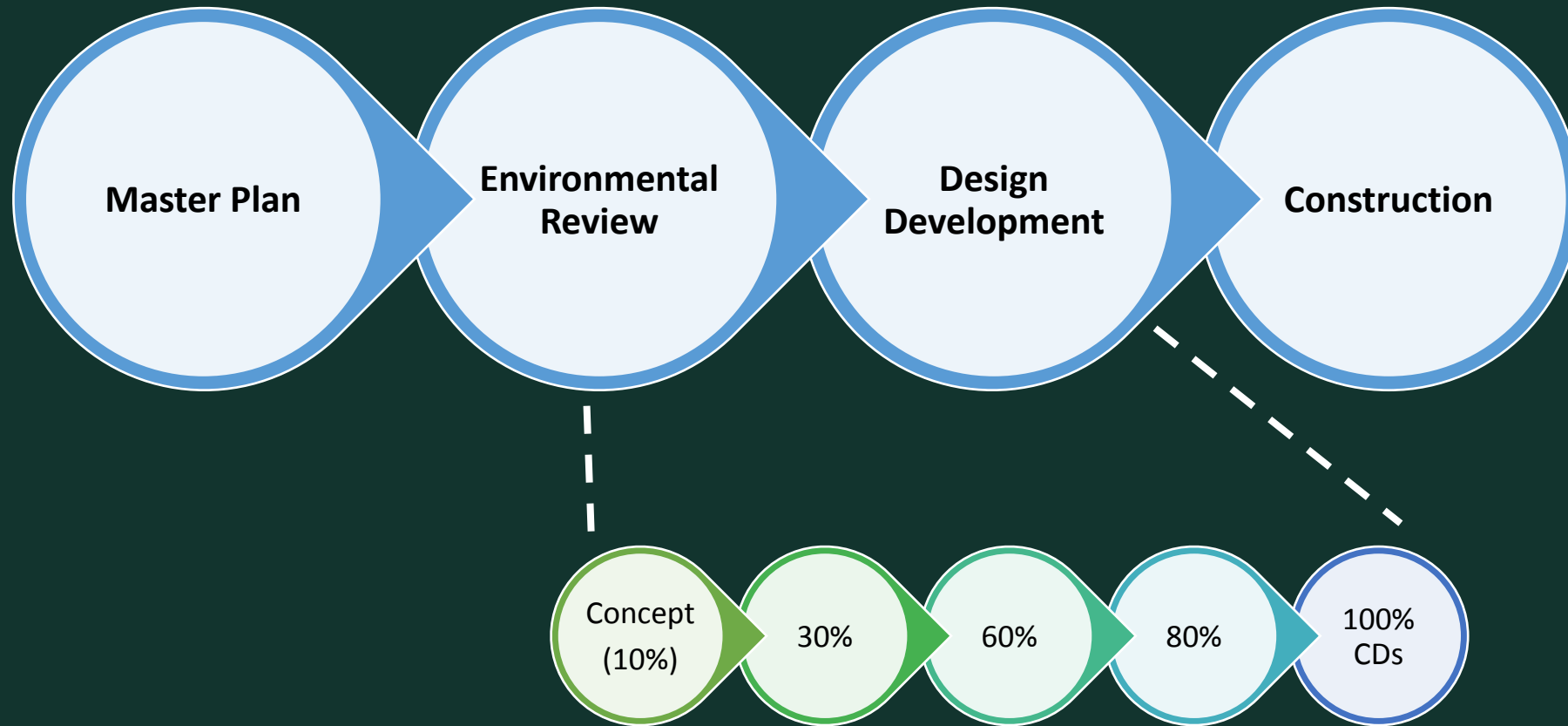
Restore and adapt:

- Sea Level Rise
- Biodiversity
- Hydrology

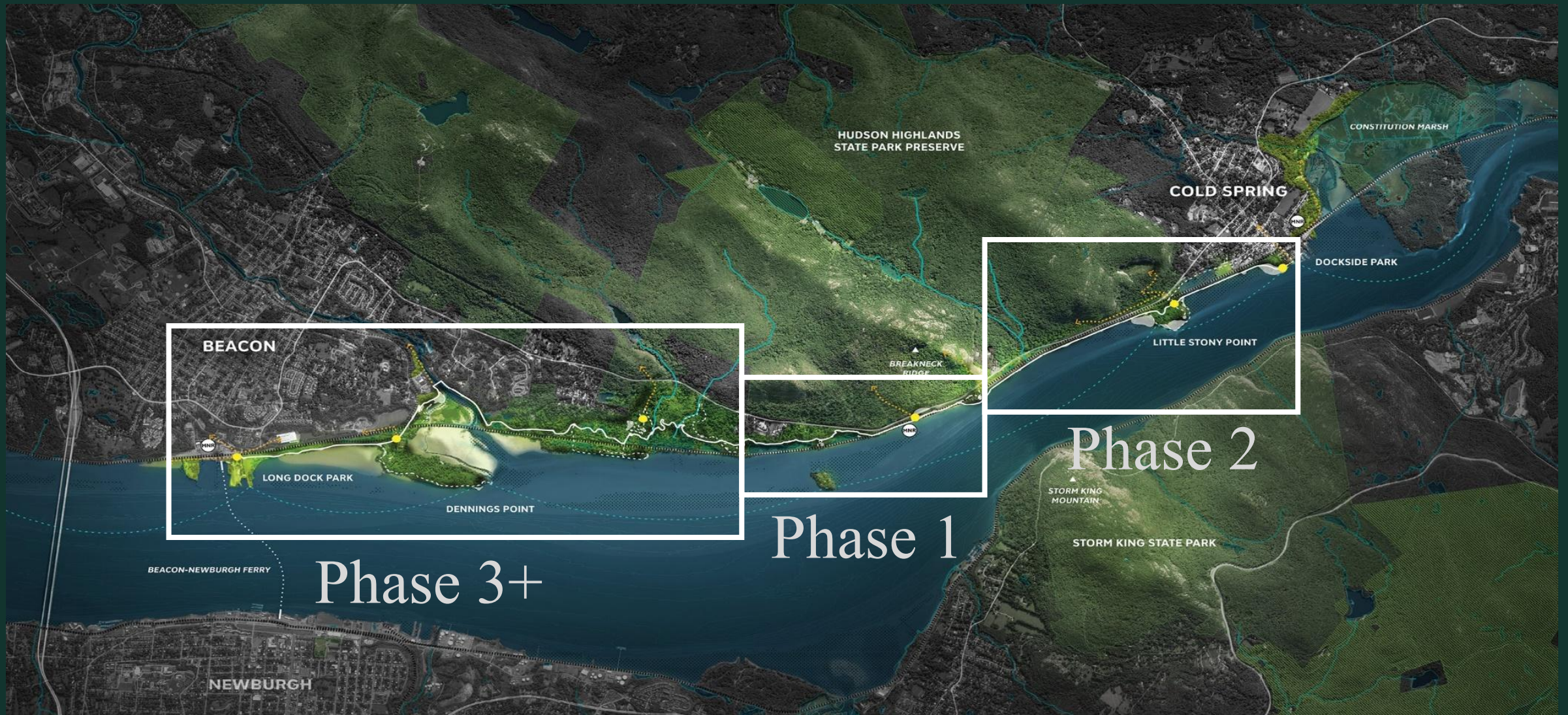
Thoughtful & Resilient Planning



The Design: From Concept to Reality



The Design: From Concept to Reality



From Vision to Reality

Phase 1

Connect

- Pedestrian safety and accessibility
- Multi-modal (car, shuttle, train, bike, pedestrian)

Restore

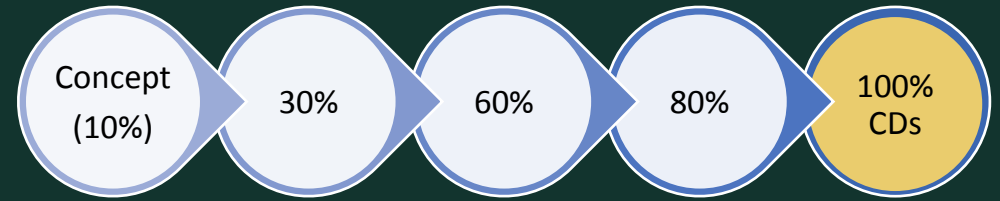
- Trail erosion and spreading
- Soil and ecological health of heavily modified landscape
- Drainage and hydrology

Inspire

- Connect people to the beauty of the Highlands landscape
- Provide new opportunities for movement, rest and reflection



Phase 1: Conditions, needs, and goals



Breakneck Connector and Bridge











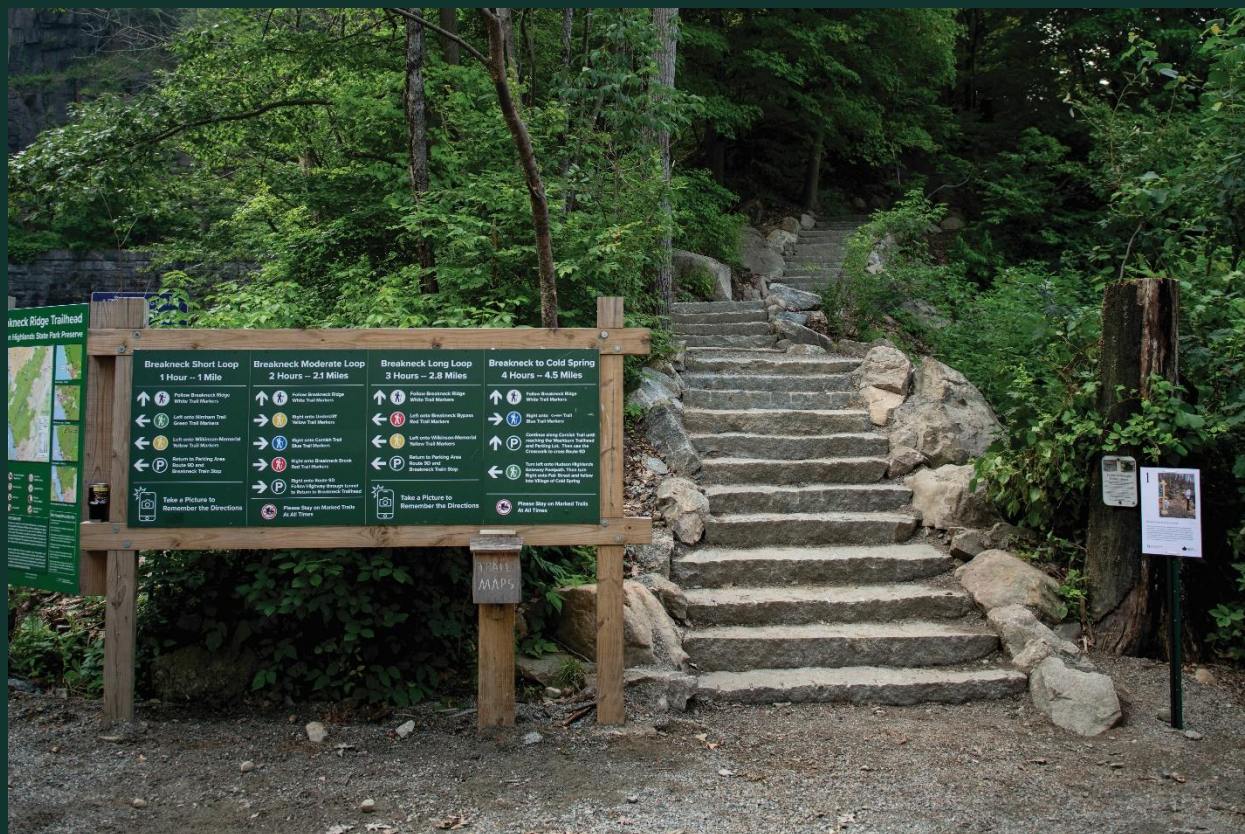


Built



Upper Overlook

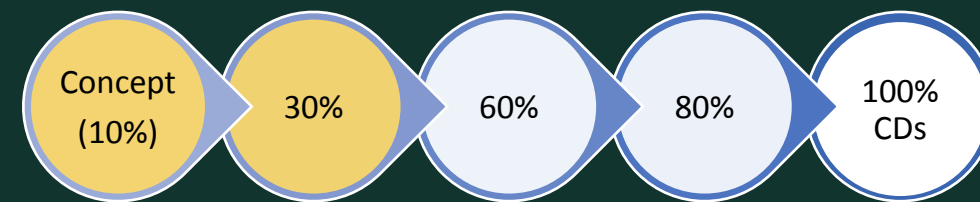
Built



Upper Overlook

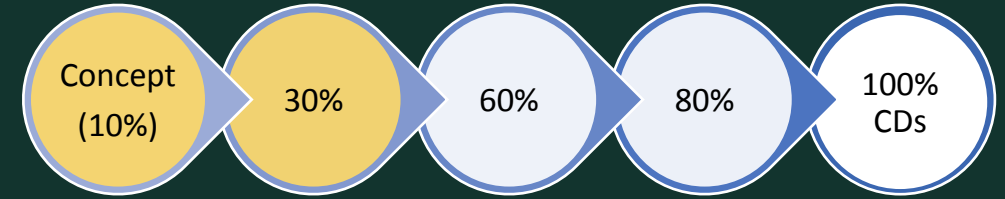
Action	March	April	May	June	July	August	Sept.	Oct.	Nov.
Utility Relocation									
DOT Tunnel Work									
Breakneck Connector									
Breakneck Bridge									

Breakneck Construction Timetable

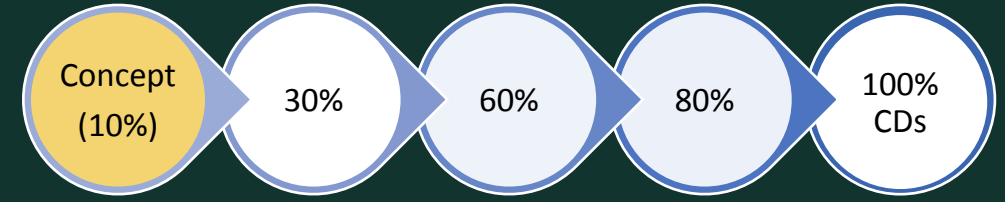
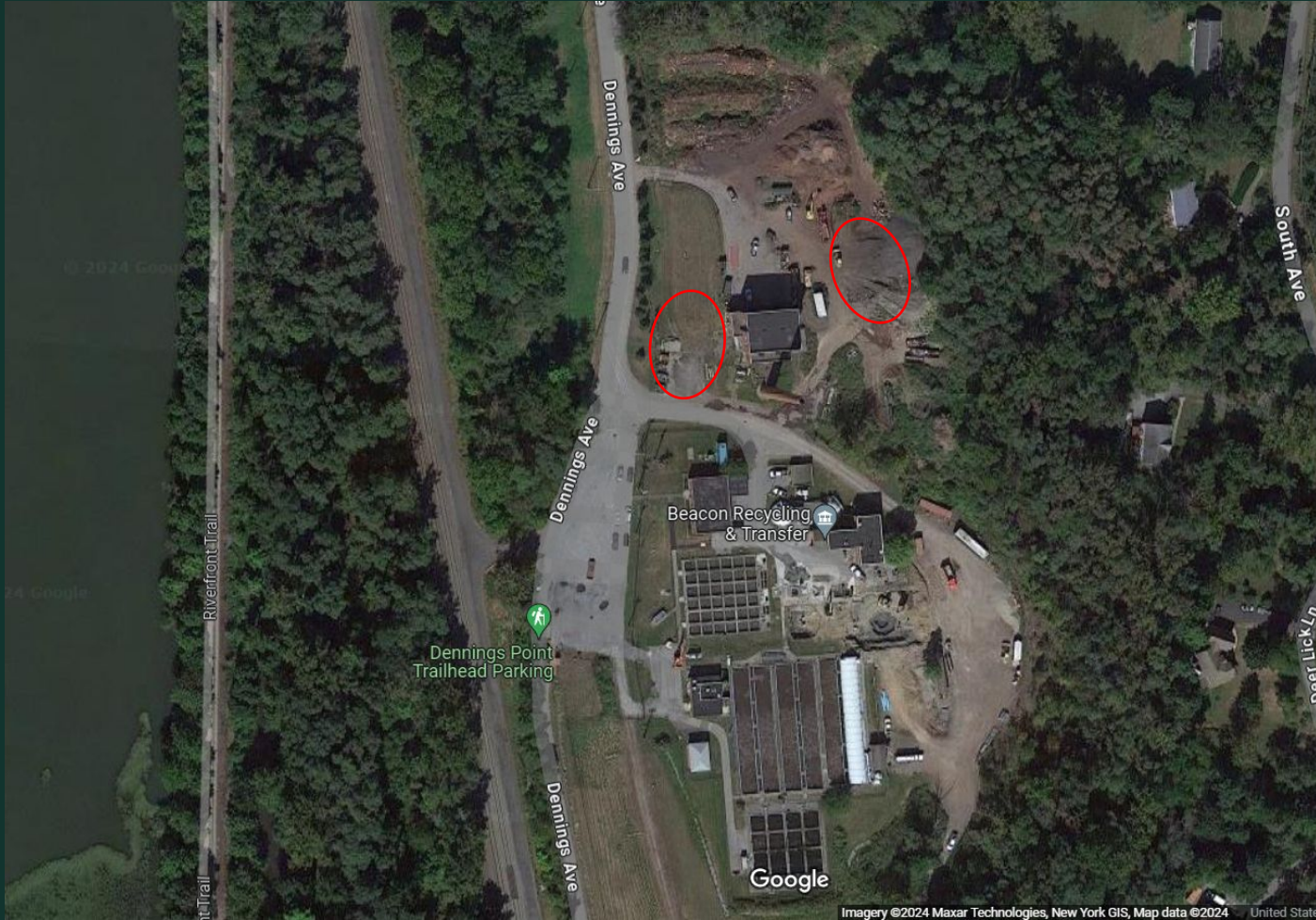


Dutchess Manor





Dutchess Manor

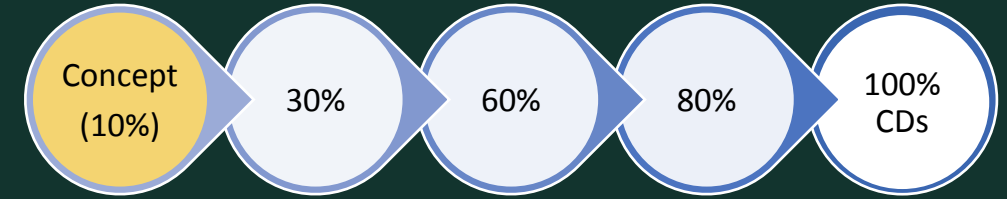
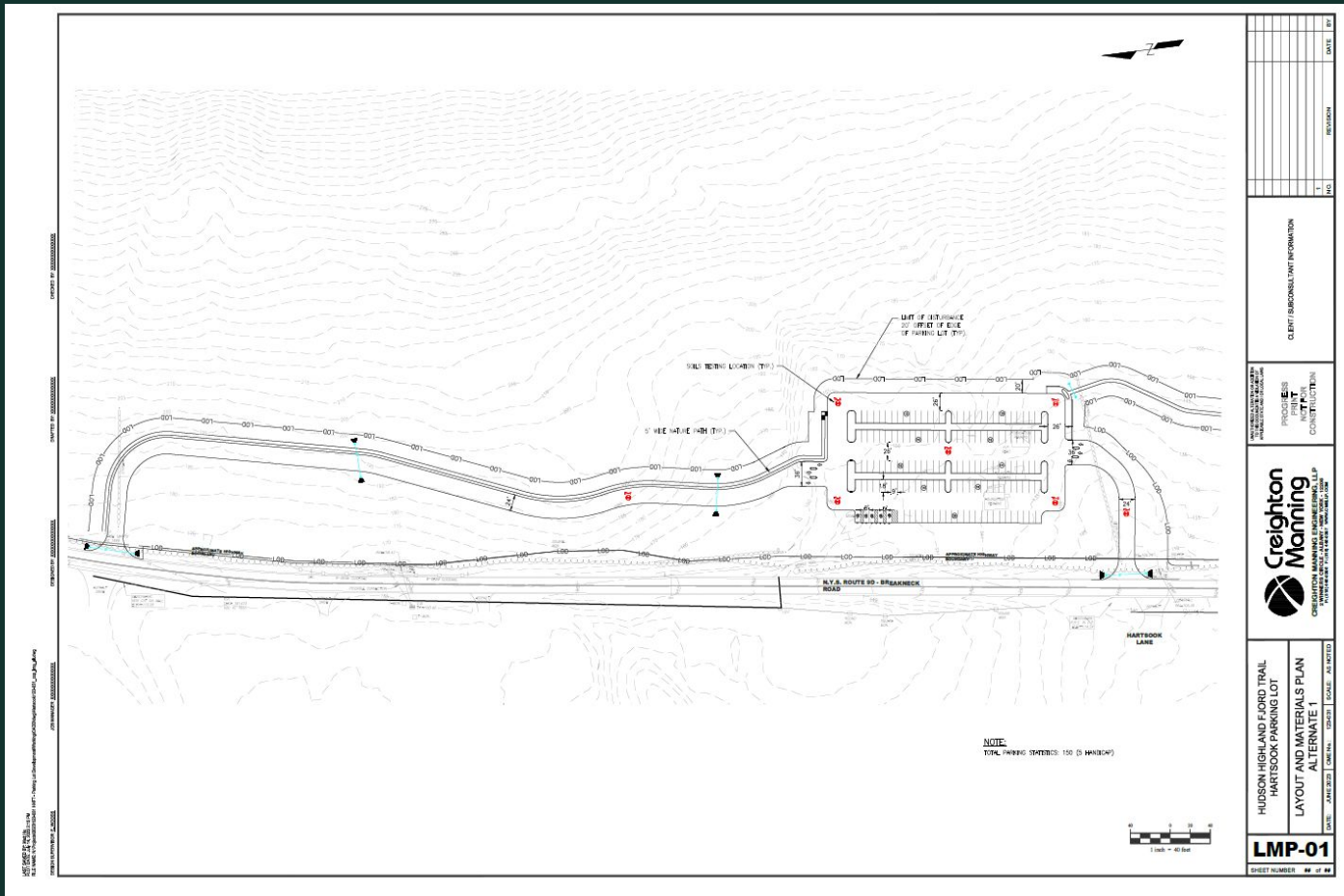


Survey- April 15

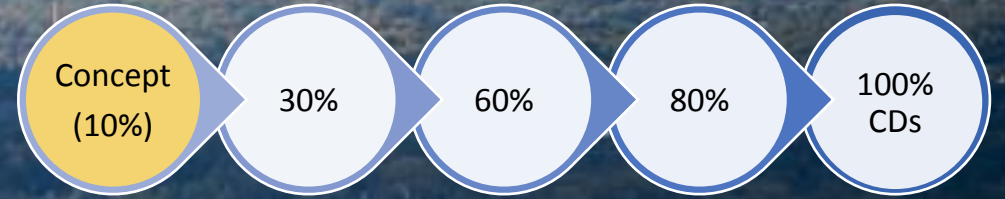
Site Concepts (2) – May 31

City Council Discussion of
Concepts - June/July

Maintenance Facility



Hartsook Lot and Trails



Bannerman's Castle Overlook Trail



Parking and Shuttle

Service periods

Varies peak season v. shoulder season v off-peak

Span of service

Peak: 8:00 a.m. to 8:00 p.m.

Shoulder: 8:00 a.m. to 5:00 p.m.

Off-peak: no service

Frequency

Service every 15 minutes on weekends



Phase 2

- Connect
 - Safe bike and pedestrian connection between Cold Spring and Breakneck
- Restore
 - Public access to the river
 - The highly disturbed shoreline
 - High need for visitor management infrastructure and services
- Inspire
 - New spaces to enjoy the beauty of the river and mountains



Phase 2: Conditions, needs, and goals

SUGAR LOAF MOUNTAIN

HUDSON HIGHLANDS STATE PARK

COLD SPRING

Concept
(10%)

30%

60%

80%

100%
CDs

BREAKNECK RIDGE TRAIL

BREAKNECK POINT

WASHBURN TRAIL

CORNISH ESTATE TRAIL

LITTLE STONY POINT

DOCKSIDE PARK

~2 miles of main trail

HUDSON RIVER

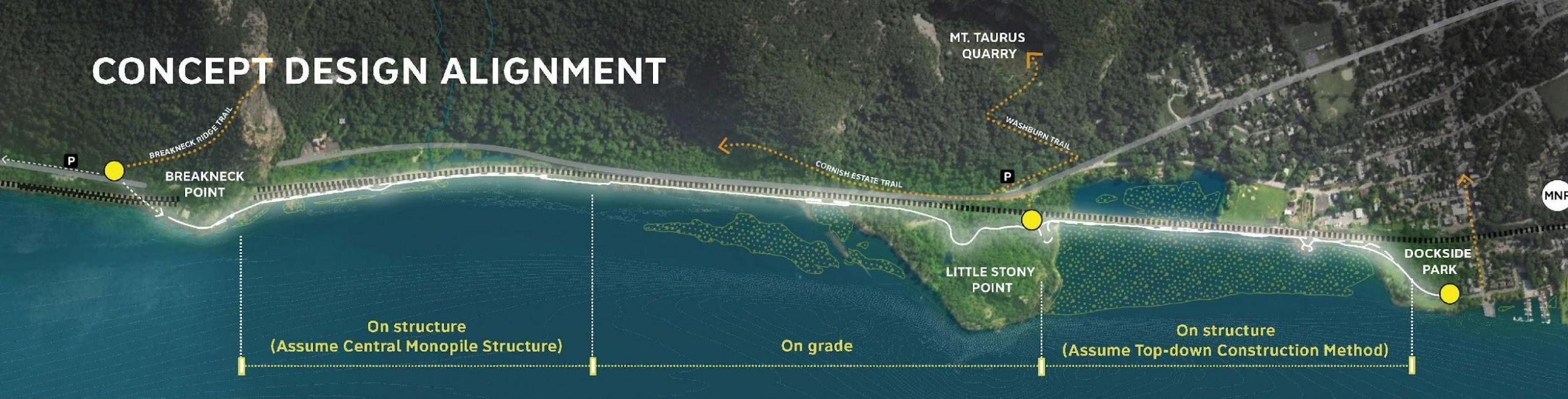
Shoreline Trail

LEGEND

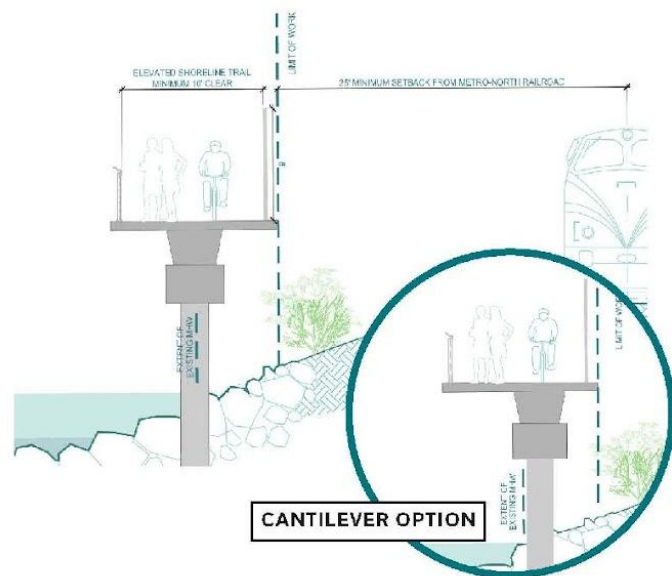
	SHORELINE TRAIL		ROUTE 9D
	BREAKNECK CONNECTOR		METRO - NORTH RAIL
	CONNECTOR TRAILS		DOCUMENTED SUBMERGED AQUATIC VEGETATION
	ACCESS POINTS		

STORM KING MOUNTAIN

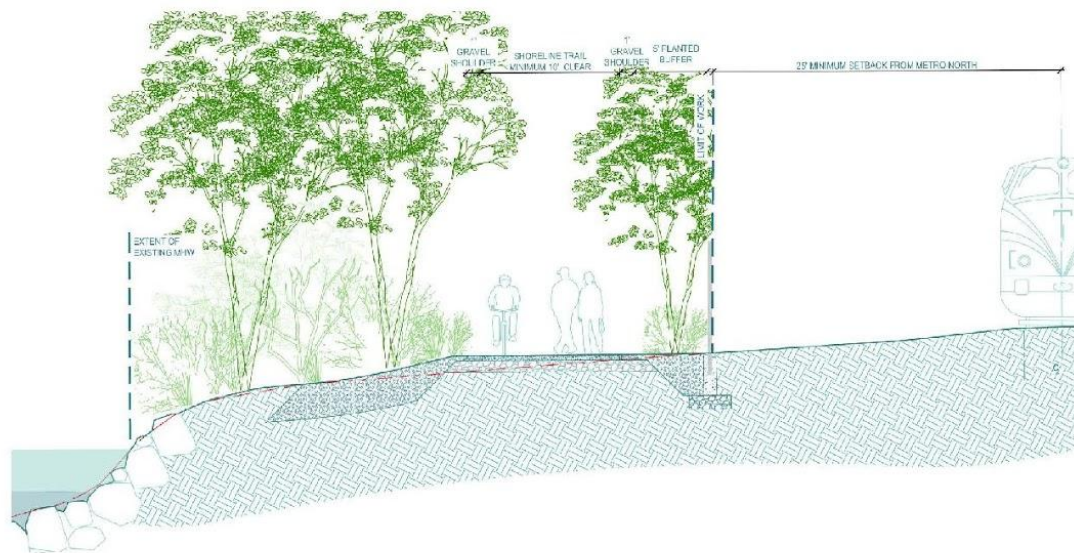
CONCEPT DESIGN ALIGNMENT



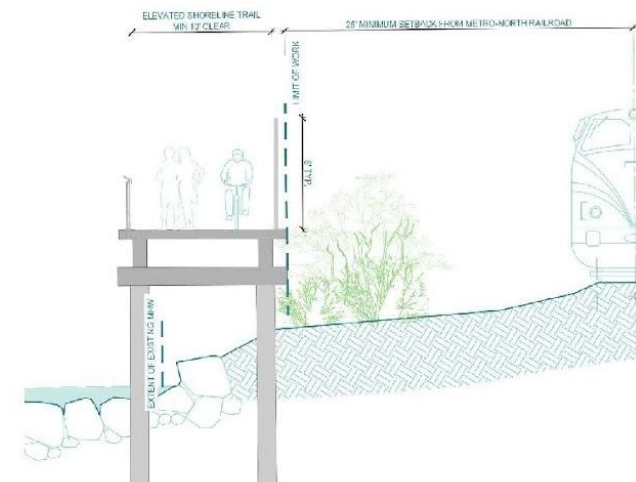
On structure
(Assume Central Monopile Structure)



On grade



On structure
(Assume Top-down Construction Method)



BEFORE

BREAKNECK RIDGE ●

● METRO-NORTH RAILROAD

● ROUTE 9D

LITTLE STONY POINT ●

AFTER

LOWER OVERLOOK
BREAKNECK RIDGE

GET-DOWN

VIEW OVERLOOK

METRO-NORTH RAILROAD

ROUTE 9D

GET-DOWN

LITTLE STONY POINT

TRAILBANKS



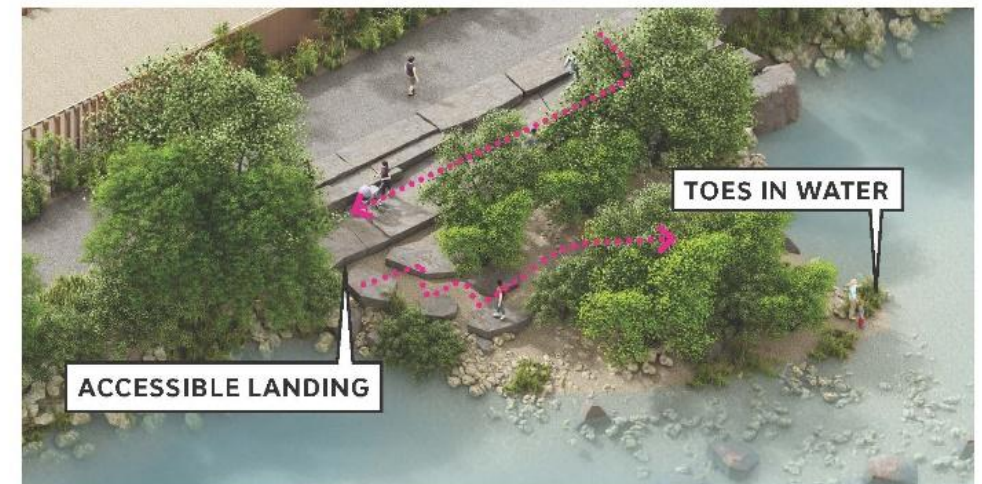
LEGEND

- SHORELINE TRAIL
- BREAKNECK CONNECTOR
- CONNECTOR TRAILS
- ACCESS POINTS
- ROUTE 9D
- METRO - NORTH RAIL
- ENTRY OR DESTINATION
- SMALL TRAILBANK
- MICRO TRAILBANK
- VIEW / OVERLOOK
- COMFORT STATION
- TOES IN WATER
- KAYAK STOP (HUDSON RIVER GREENWAY WATER TRAIL)
- FISHING

ROCKY SPIT / OLD INFRASTRUCTURE



Bondi Bronte Coastal Walk
Sydney, AU



ON-STRUCTURE OVERLOOK



Terrigal Boardwalk
New South Wales, Australia





Phase 3

Connect

- City to the parkland to the south

Restore

- Add resilience to waterfront in advance of sea level rise
- Address invasives and rail corridor impacts on habitat

Inspire

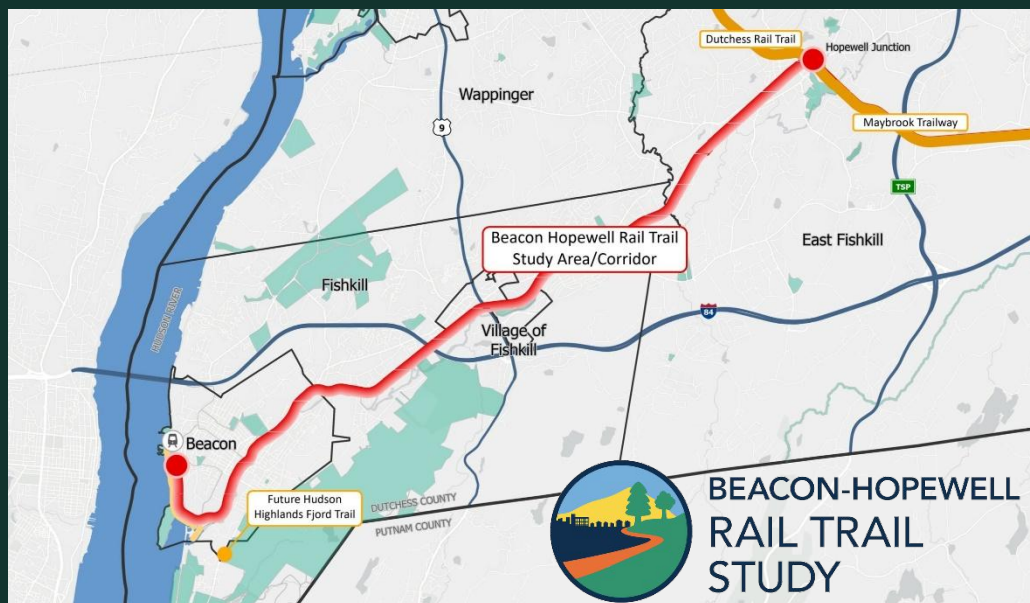
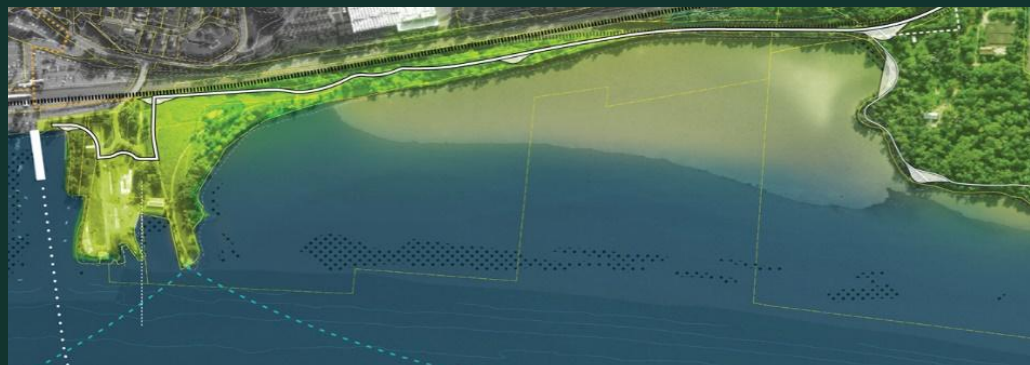
- New access to marsh and forest zones for immersive experience



Phase 3: Conditions, needs, and goals







Madam Brett to Long Dock Park

Recent/Upcoming Outreach in Beacon

Ward Meeting (2 & 4) – May 2023

Pumpkin Festival – October 2023

Public Info Sessions – March 11, 2024

– April 3, 2024

Chat at Howland Library – May 25, 2024 11am

Tabling at Beacon Farmers Market – TBD

GEIS Public Hearing - June/July – TBD by OPRHP





Other Ways to Get Involved

**Join us at a monthly Sunday Afternoon Chat
at Hubbard Lodge 2-4pm (April 28)**

Become a Volunteer!
Contact Rebeca: rramirez@hhft.org

Sign up for our Monthly Newsletter at hhft.org

Follow us on social media
Facebook: facebook.com/HudsonFjord
Instagram: [@fjord_trail](https://www.instagram.com/fjord_trail)

Thank you!

Please visit hhft.org for more info!

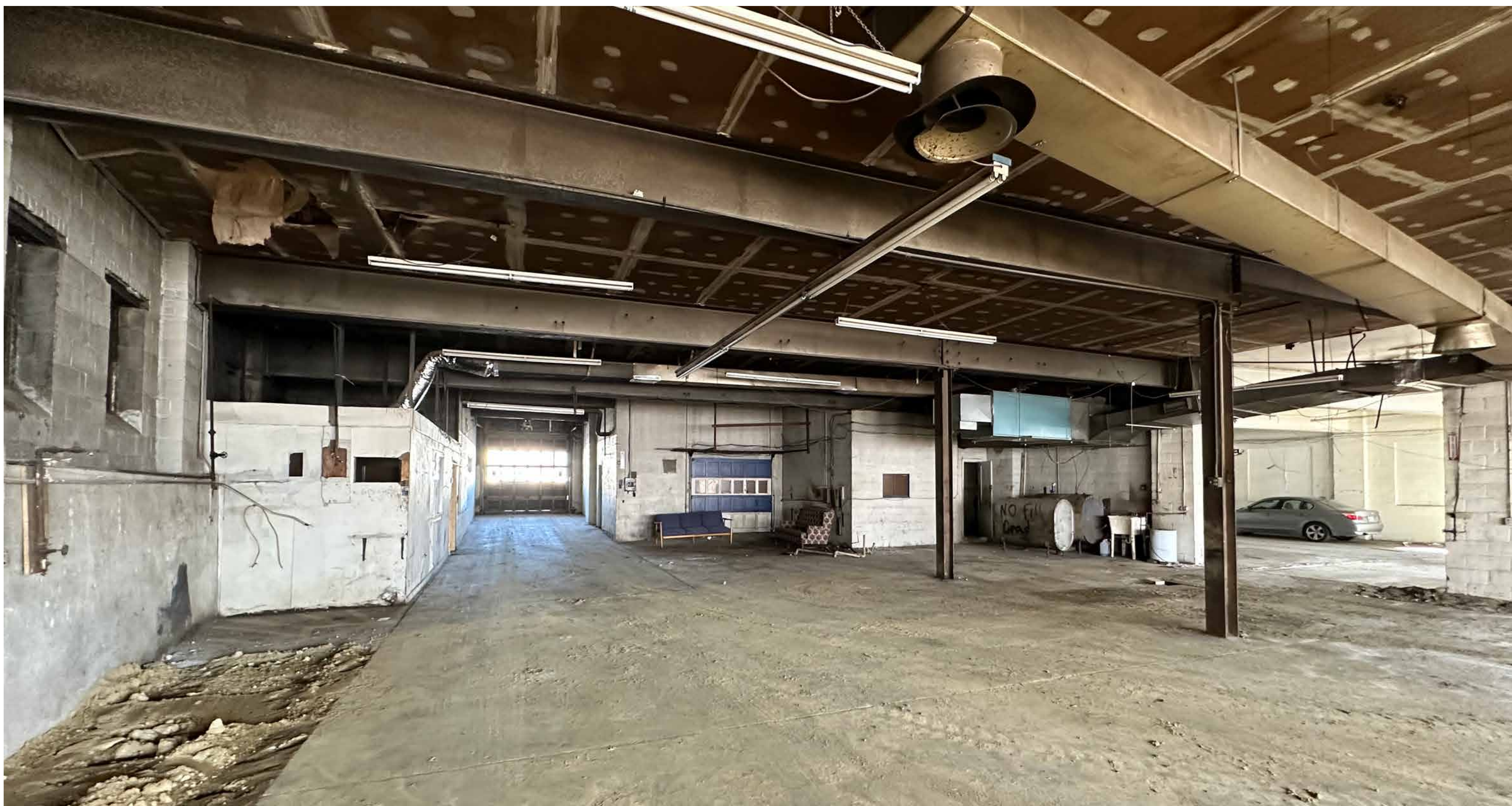
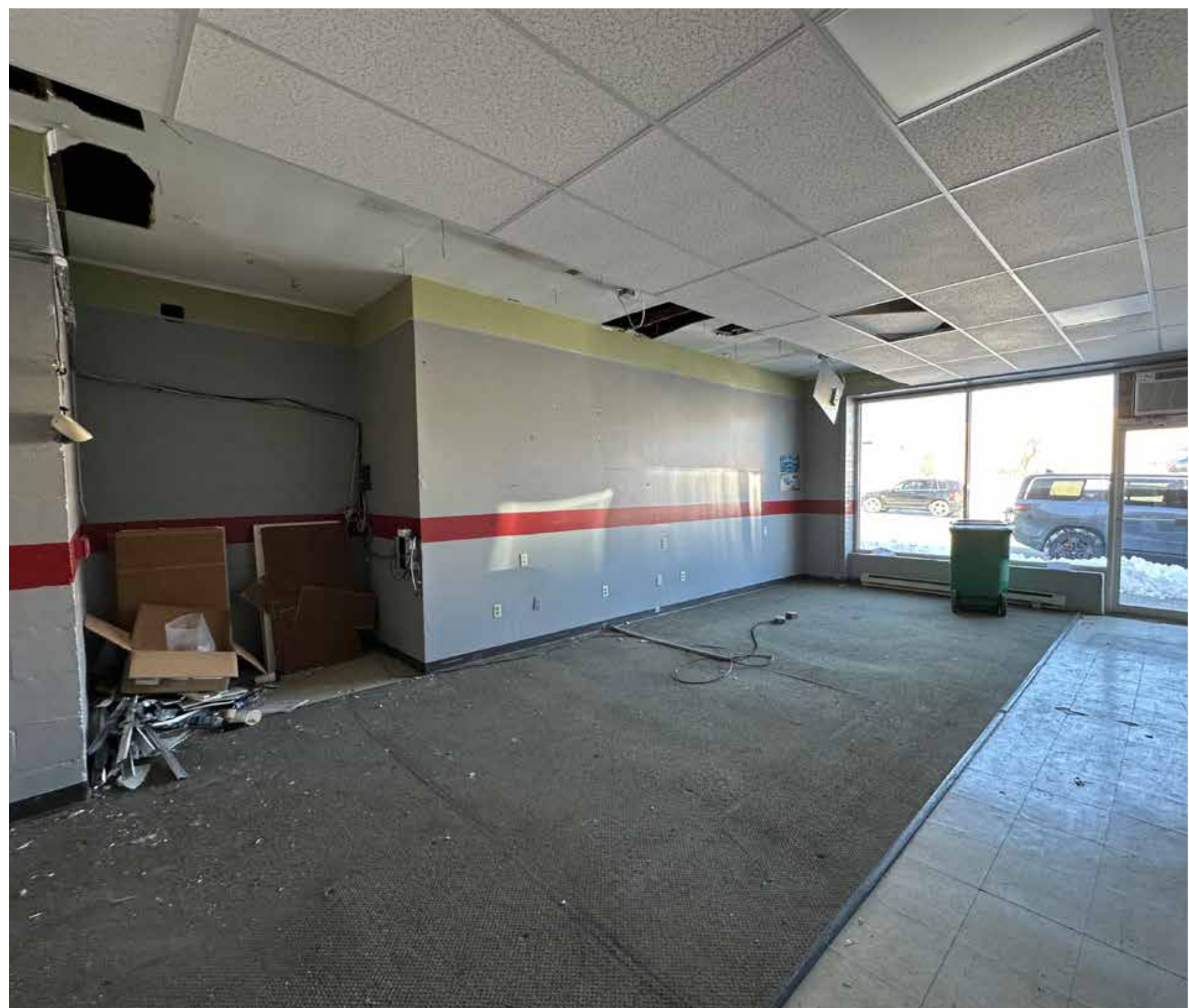
City of Beacon City Council Agenda
04/01/2024

Title:

Public Hearing for the 3-5 Henry Street Restore New York Grant

ATTACHMENTS

[GarageWORKS Studios](#)



**5 HENRY STREET IN BEACON, NEW YORK,
A SINGLE-STORY STRUCTURE BUILT BETWEEN 1940-1941**



An environmentally-sustainable hub for creativity

COMING TO BEACON IN 2025

GarageWORKS Studios will transform 5 Henry Street into a vibrant community resource, housing artist studios and spaces for public art installations and gatherings, and creating a site for creative expression with environmentally-sustainable principles at its core.

The original structure was built between 1940-1941, during WWII, serving first as a showroom for the iconic Studebaker cars, and then as a car servicing garage and finally auto parts sales.

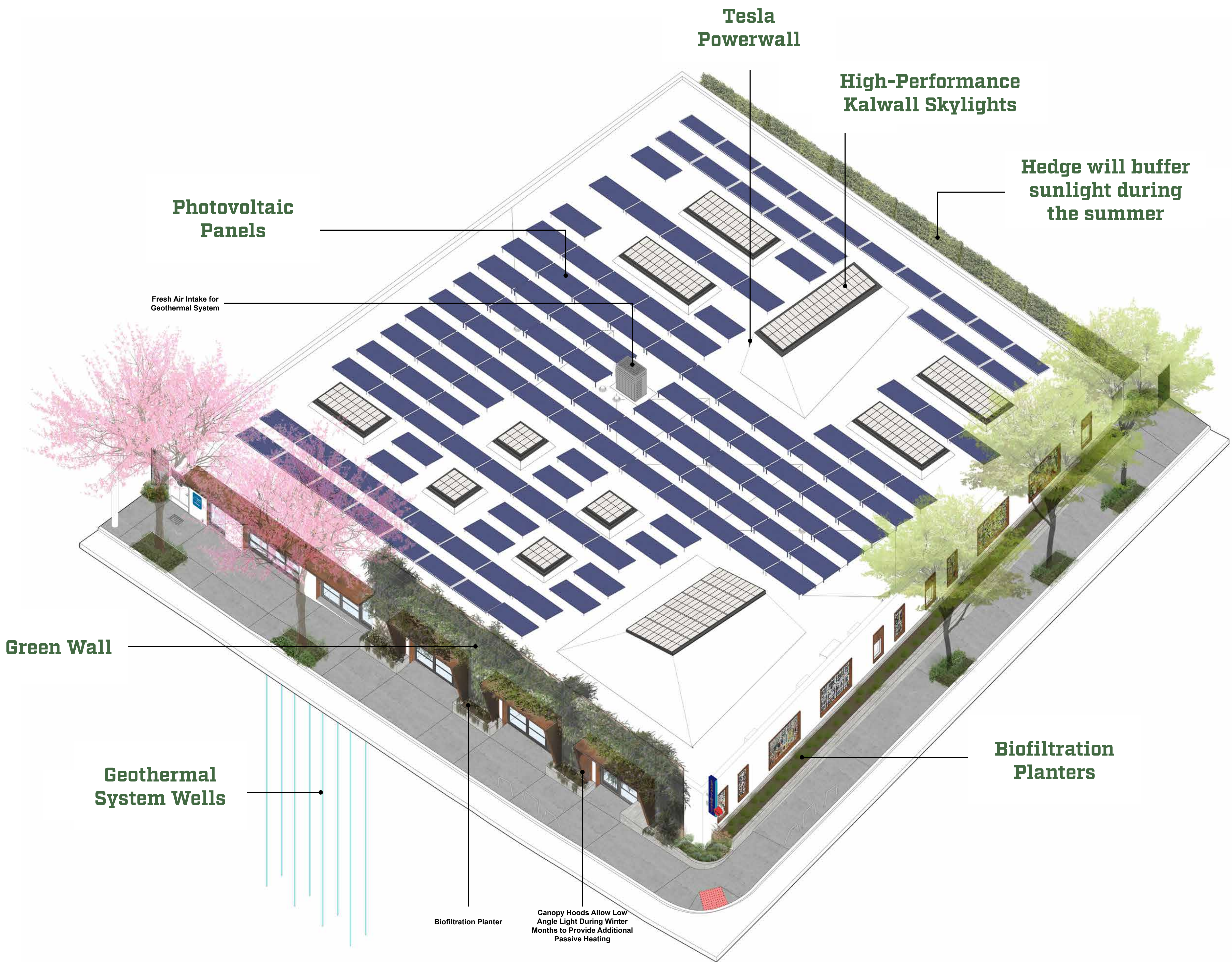
As part of the renovation plan, which includes environmental remediation of the site and an inspiring, historically-sensitive design for the building, GarageWORKS Studios is committed to a 100% carbon neutral facility, achieved through all-electric mechanical and energy systems and equipment, a high performance thermal envelope, roof-mounted solar panels and exterior plantings that will work in concert with interior systems to support energy-efficient heating and cooling.

Rehabilitating this former industrial site with both mindful historic and innovative green design will make this adaptive reuse project a model of environmental stewardship while continuing the legacy of Beacon's artistic community.



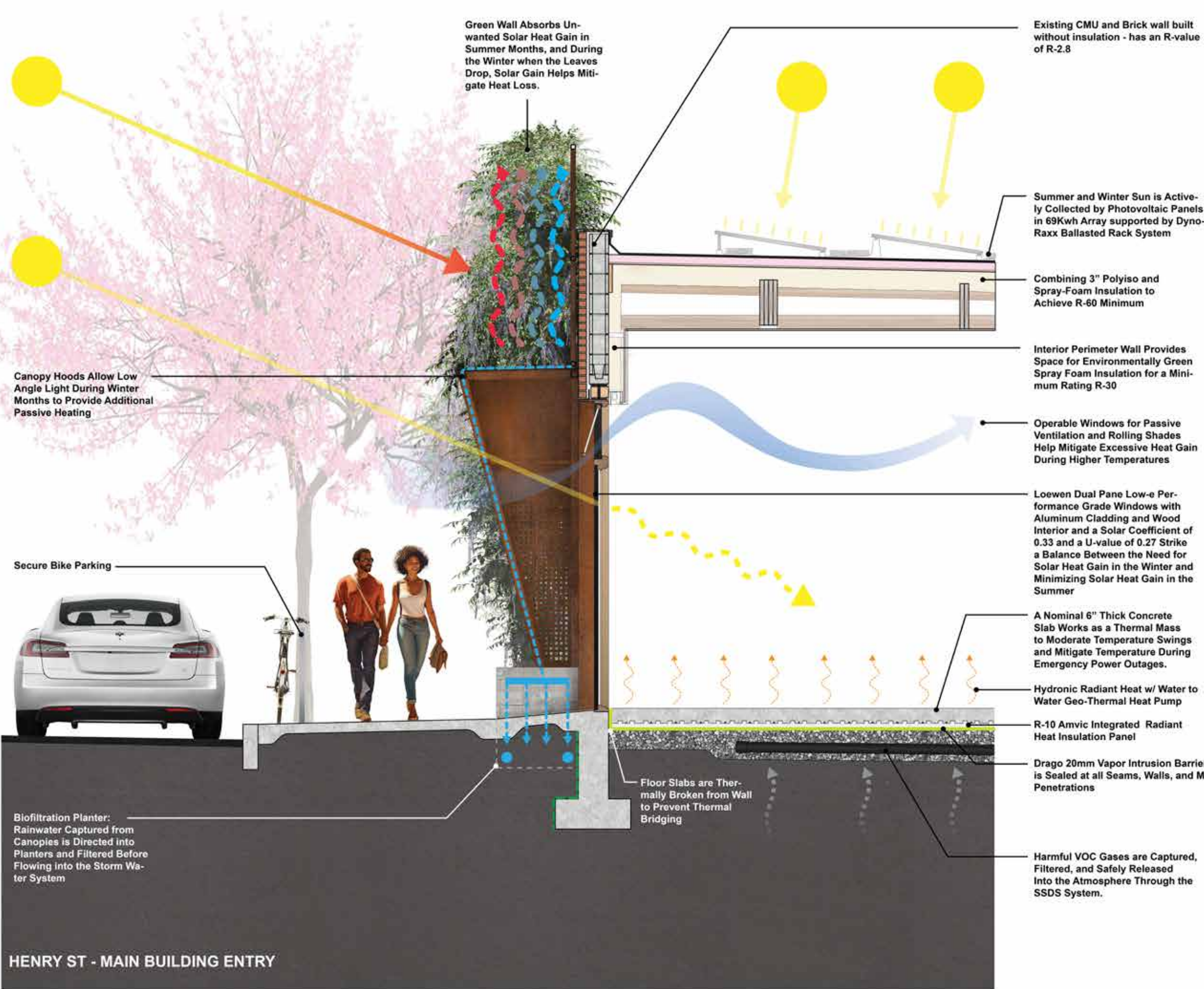
GarageWORKS STUDIOS

Mindful, historic, and innovative green design

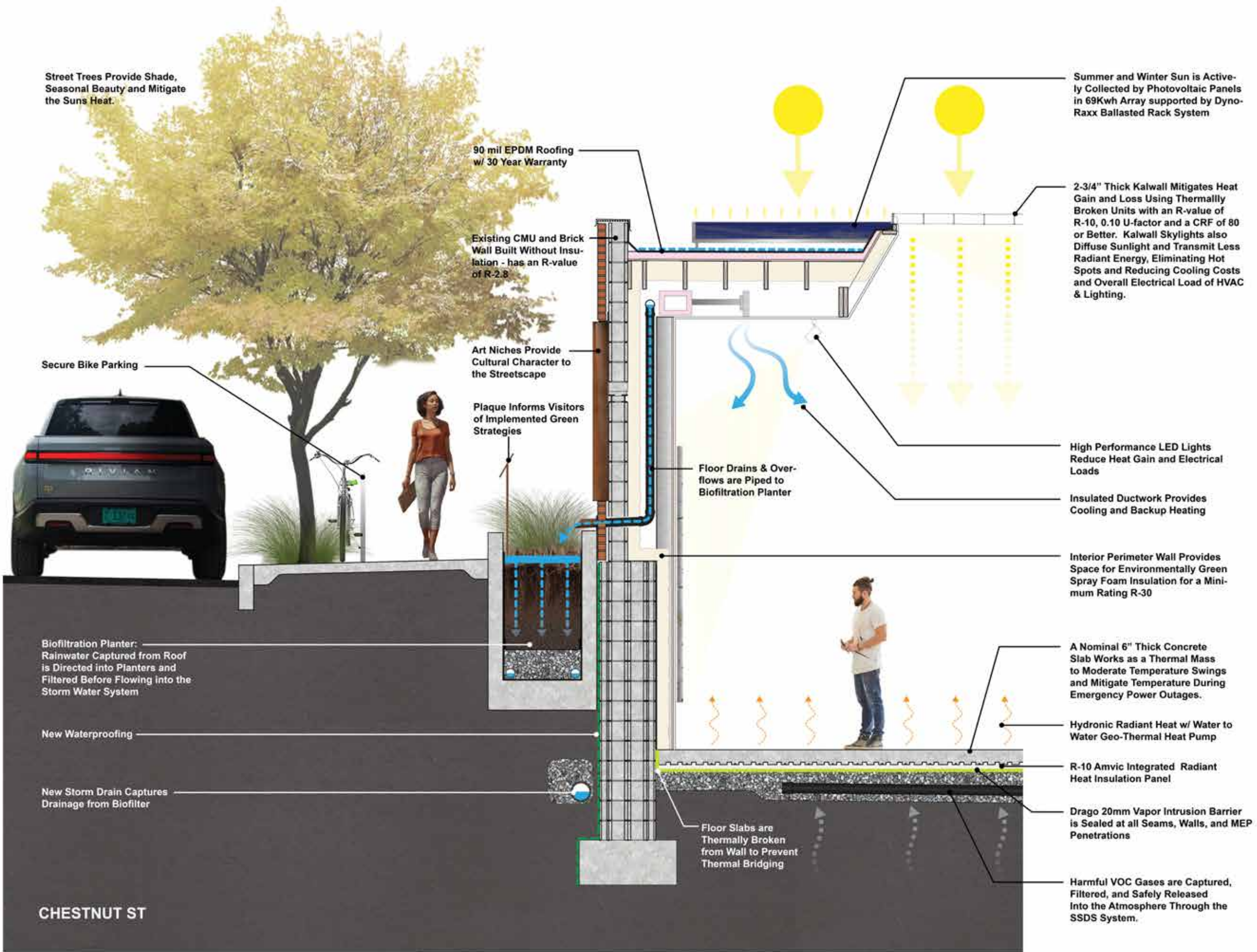


BEACON'S FIRST ALL-ELECTRIC, CARBON NEUTRAL BUILDING BUILT ON ENVIRONMENTALLY SUSTAINABLE PRINCIPLES

A green wall seasonally modulates solar heat gain or loss.



An interior perimeter wall supports new insulation and maintains the historic brick exterior. Biofiltration planters filter rain water before it goes into the municipal stormwater system.





GarageWORKS studios

City of Beacon City Council Agenda
04/01/2024

Title:

Proclamation of April as Autism Awareness Month

ATTACHMENTS

[Proclamation of April as Autism Awareness Month](#)



Proclamation

In Honor of Autism Awareness

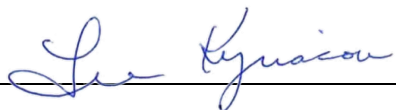
WHEREAS, autism is a pervasive developmental disorder affecting the social, learning and behavioral skills of those affected by it; and

WHEREAS, autism was once thought to be a relatively rare disorder, but with increased awareness and diagnosis, it is estimated to occur as frequently as 1 in 60 children; and

WHEREAS, while there is no cure for autism, it is well-documented that if individuals with autism receive treatment early in their lives, it is often possible for them to make significant improvement; and

WHEREAS, the Autism Society of America has spearheaded an awareness effort in order to educate parents, professionals and the general public about autism and its effects.

NOW, THEREFORE BE IT RESOLVED, that I, Mayor Lee Kyriacou, do hereby proclaim April as Autism Awareness Month in the City of Beacon.

Signature:  Date: 4/1/2024

Lee Kyriacou, Mayor

City of Beacon City Council Agenda
04/01/2024

Title:

Resolution No. 33 - Declaring the City Council's Intent to be Lead Agency under SEQRA with regard to the Mount Beacon Water Tank Replacement Project

ATTACHMENTS

Mt. Beacon Water Tank Replacement Project: Parcel Access Parcel Picture

Mt. Beacon Water Tank Replacement Project: Sketch Plans

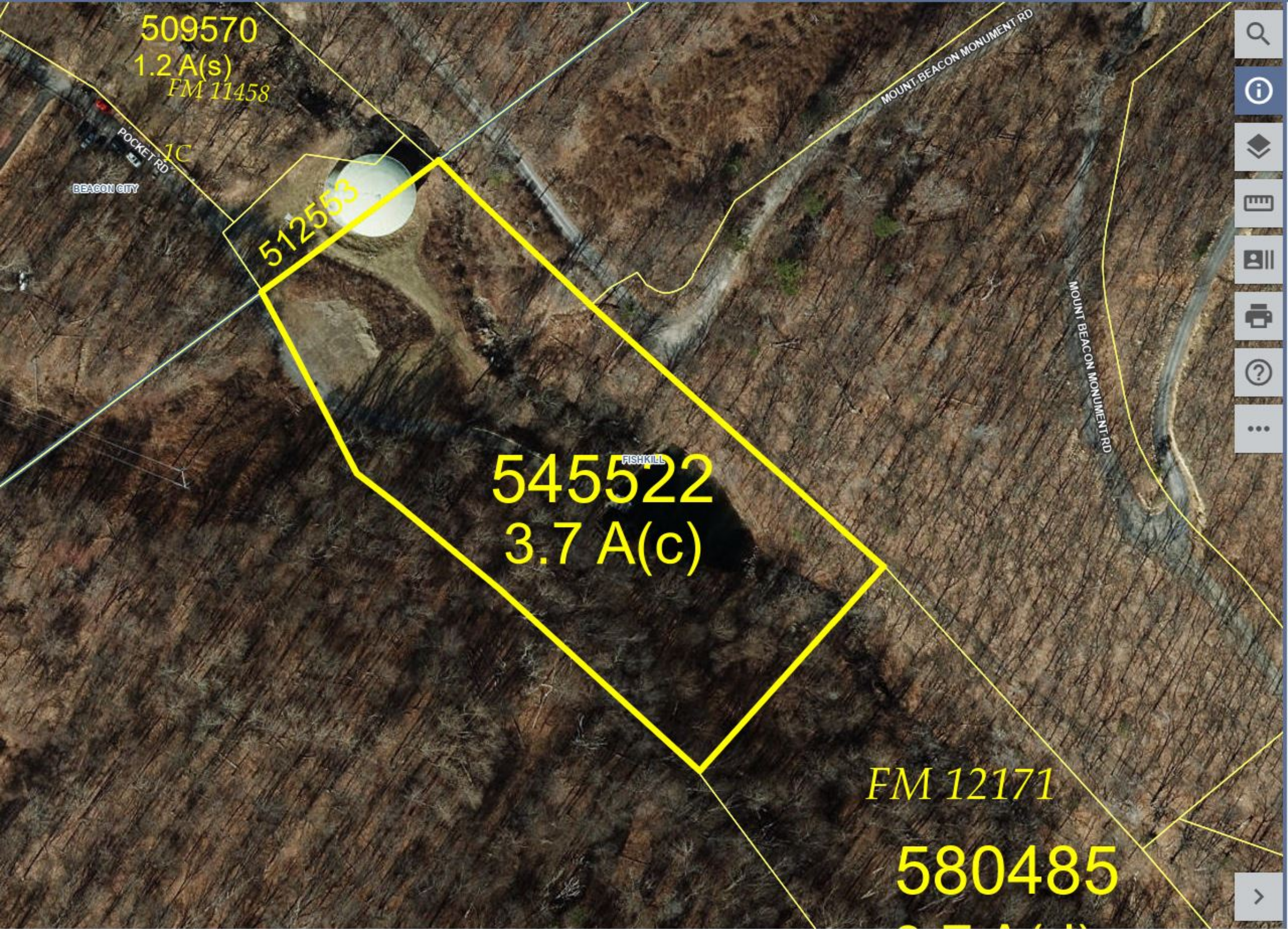
Mt. Beacon Water Tank Replacement Project: Short EAF

Mt. Beacon Water Tank Replacement Project: New York State Parks Easement Application

Mt. Beacon Water Tank Replacement Project: New York State Parks Easement Map

New York State OPRHP Letter of No Impact Regarding the Mt. Beacon Water Tank Replacement Project

Resolution Declaring the City Council's Intent to be Lead Agency under SEQRA with regard to the Mount Beacon Water Tank Replacement Project



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Parcel Identity

Tr <

Parcel Number 133089-6054-00-545522-0000	Assessment Land: \$37,000 Total: \$503,467
Parcel Location Pocket Rd	Market Value \$503,500
Municipality Fishkill	School District Beacon City SD
Owner Name City Of Beacon (Primary)	Agricultural District None
Primary Owner Mailing Address 1 Municipal Plz Ste 1 Beacon, NY 12508	Roll Section 6 (Utility)
Lot Size 3.7 Ac	Tax Code N (Non-Homestead)
Land Use (822) Water supply	Deed Information Book: 0000 Page: 0000

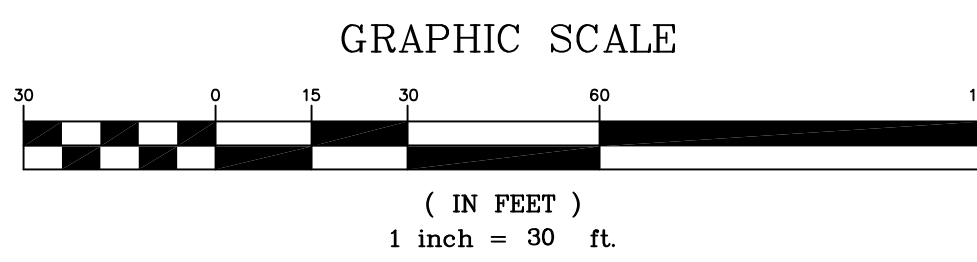
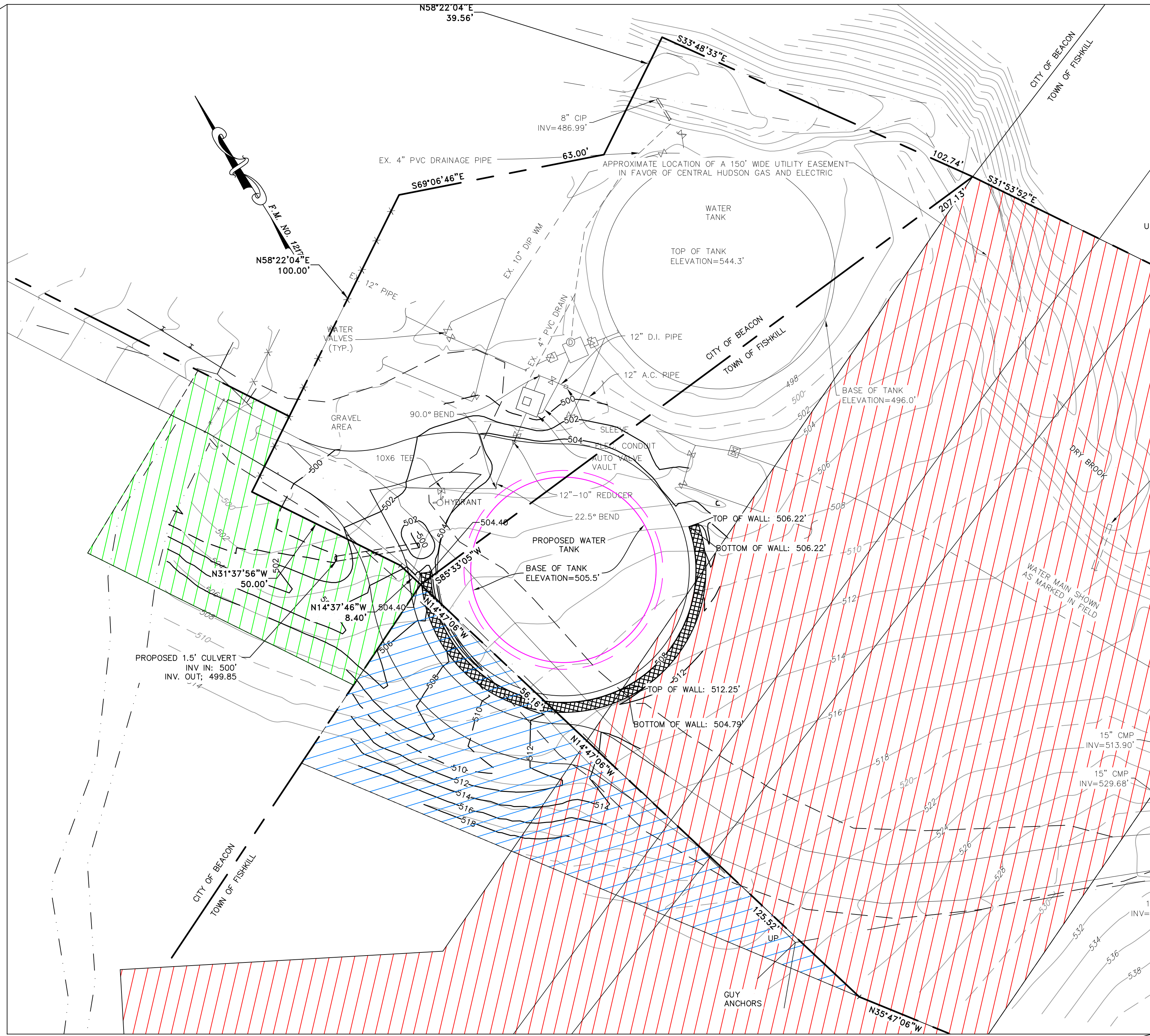
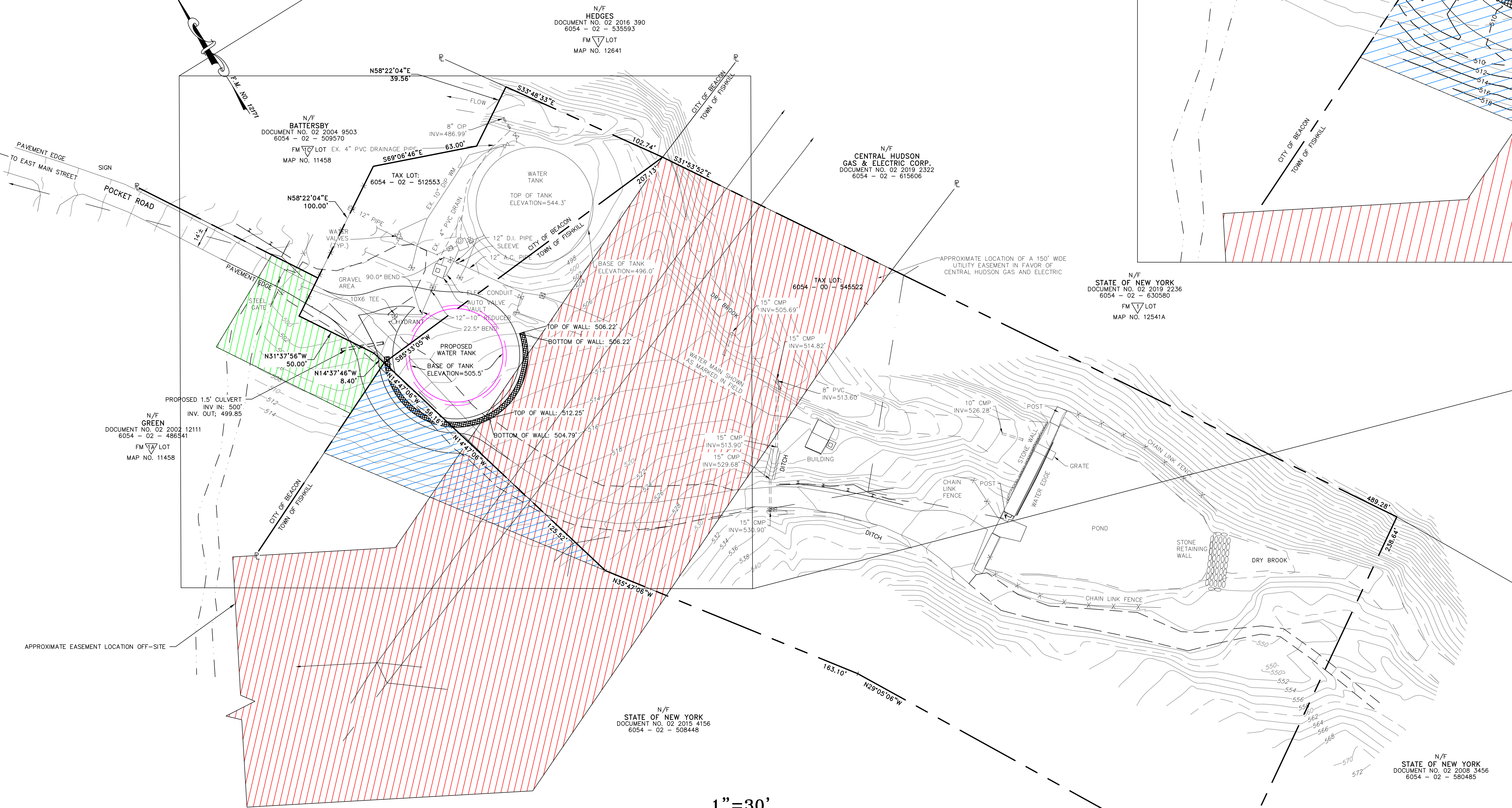
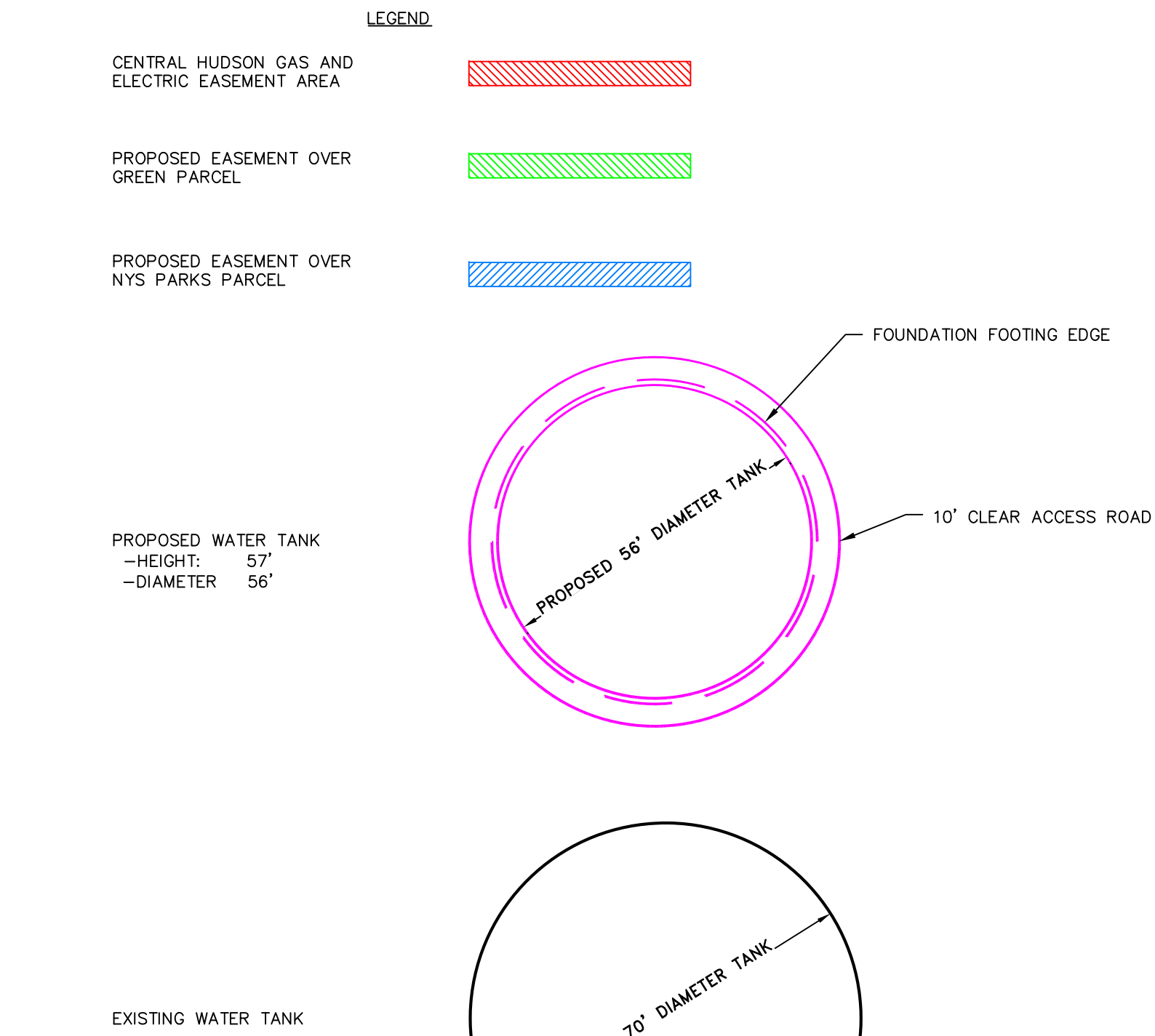
Additional Links

- [Full Property Card](#)
- [Parcel History](#)
- [Tax Rolls](#)
- [Historical Aerials](#)
- [Historic Resource Survey](#)

Print Parcel Map

NOTES:

1. THE BEARING SYSTEM USED IN THIS PLAN FOR THE CITY PARCEL IS THE SAME AS THE BEARING SYSTEM SHOWN ON THE NORTH ARROW.
2. APPROXIMATE AREA TO BE DISTURBED IS 0.4 TO 0.5 ACRES



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Engineering and Surveying, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

CONCEPTUAL GRADING PLAN FOR 56'
DIAMETER TANK ALT. PREPARED FOR

CITY OF BEACON

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Drawn By: PLS Checked By: Scale: AS NOTED Tax Map No.: AS NOTED

Date: JUNE 1, 2023
Revision: JUNE 9, 2023
OCTOBER 6, 2023
OCTOBER 20, 2023
OCTOBER 26, 2023
OCTOBER 27, 2023
CAD File: 220522-SKETCH PLAN
LAWY: GRADING PLAN 56" DIA
Sheet No.: 1 OF 1
Drawing No.: C30
A- 22 - 6627 - 01

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

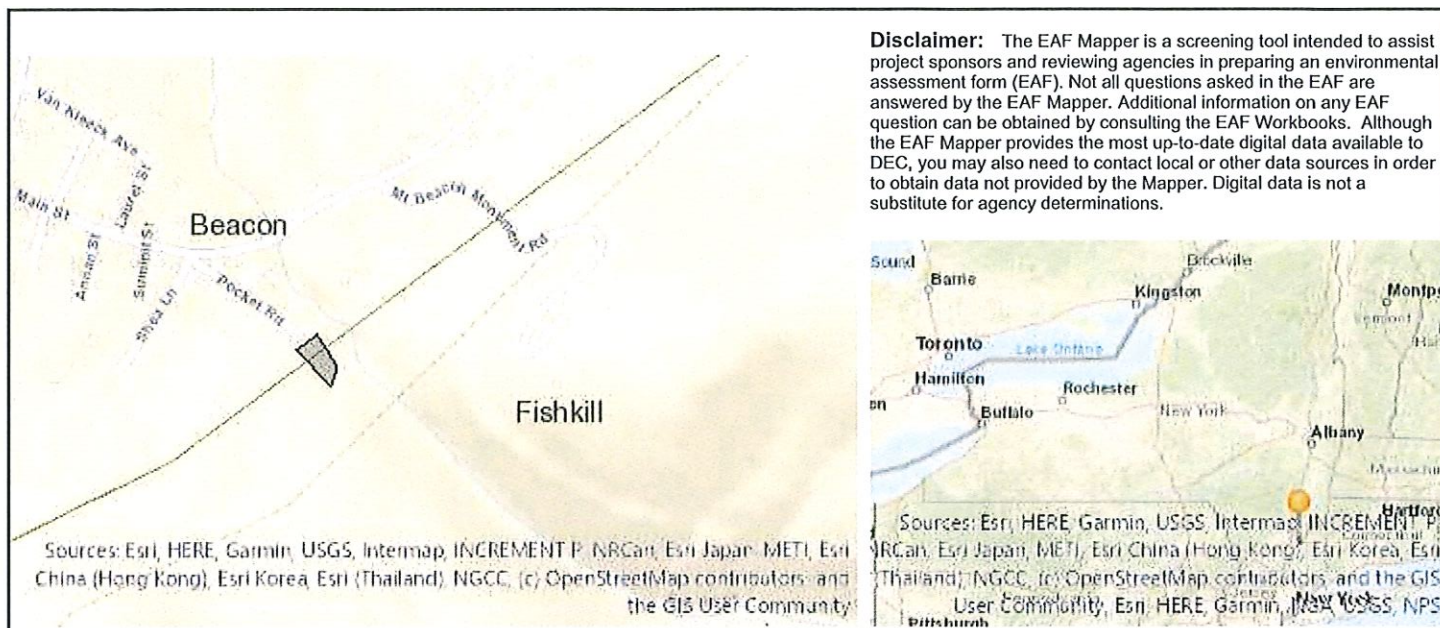
Part 1 – Project and Sponsor Information			
Name of Action or Project: Mt. Beacon Water Tank Replacement			
Project Location (describe, and attach a location map): Project is located at the end of Pocket Road on the existing Mt. Beacon Tank site.			
Brief Description of Proposed Action: Proposed project entails the construction of a new 1,000,000 gallon water storage tank and related appurtenances to replace the existing 1,000,000 gallon tank presently located on the site.			
Name of Applicant or Sponsor: City of Beacon		Telephone: 845-831-3136 E-Mail: ebalicki@beaconny.gov	
Address: 1 Municipal Plaza			
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Dutchess County Department of Health - Public Water Supply Improvement		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.208 acres 0.45 acres 0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Municipal Water Storage ☒ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater is not required for the development of a water storage tank. _____	NO ☒	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☐	YES ☐ ☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Timber Rattlesnake	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe:		
There will be a very minimal increase in runoff from the site that will be directed to existing drainage swales.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
The project will impound 1 million gallons of potable water in a water storage tank for the City of Beacon water distribution system.	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John Russo, P.E., City Consultant</u> Date: <u>10/25/2023</u> Signature: <u></u> Title: <u>City Engineer</u>		

EAF Mapper Summary Report

Wednesday, October 25, 2023 2:06 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**New York State
Parks, Recreation and
Historic Preservation**

**EASEMENT OVER STATE PARKLAND
REQUEST FOR APPROVAL**

Instructions: The applicant must complete Sections I and II. The regional office must complete Sections III through VII. Forms complete through Section VIII should be emailed to: Teresa.Brett@parks.ny.gov for processing.

I. Applicant Information

Applicant/Proposed Grantee: City of Beacon

Applicant Type: ☒ municipality ☐ private utility company ☐ other: _____

Address: 1 Municipal Plaza
Beacon, NY 12508

Contact Person: Ed Balicki

Phone: 845-831-3136

Email: ebalicki@beaconny.gov

Attorney: Nicholas M. Ward-Willis

Phone: (914) 946-4777

Email: nward-willis@kblaw.com

II. Property Information

Please attach a detailed map showing easement location, property lines, highway rights-of-way, existing easements, and surrounding facilities. Survey maps are preferred. A metes and bound description will be required in order for the Real Property Bureau to prepare any grant of easement.

Region: Taconic

County: Dutchess

Park: _____

Locality: Town of Fishkill

Approx. Acreage: Easement Area = 0.133 acres

Location Description:

Located along the City of Beacon and Town of Fishkill Municipal Boundary line, at the end of Pocket Road in the City of Beacon. See attached water tank layout plan and Easement Map.

Tax Parcel IDs

133089-6054-00-508448-0000

II. Easement Information

Easement Purpose: ☐ water line ☐ storm sewer ☐ sanitary sewer ☐ communications
☐ electric line ☒ access/ROW ☒ other: Water Tank & piping

Easement Type ☐ surface only ☐ subsurface only ☒ surface and subsurface installations

Easement Term ☐ temporary, for _____ years ☒ permanent

Installation Type: ☒ new ☐ upgrade ☐ replacement

Detailed Project Description:

Include construction/installation methods, anticipated site work, on-going maintenance expectations, etc.; attach extra sheets if necessary

See attached sheet.

Applicant: City of Beacon

Section II – Detailed Project Description

Construction of the new 56-foot diameter glass lined steel potable water tank will require the following work:

1. Cutting and felling of trees.
2. Installation of erosion and sediment control (silt fence, etc.) for project.
3. Clearing/grubbing of stumps and grading of site. This would include clearing of all trees and excavation of the area for the proposed tank site.
4. Grading of swale lines and stabilizing areas outside of tank and access road areas with seed and mulch.
5. Installation of retaining wall around the tank site to hold the exiting ground around the site.
6. Excavation for the new concrete foundation ring wall to support the water tank. While this occurs, the new access road around the tank site will be graded in and graveled.
7. Forming of the new tank foundation ring wall and installation of new water piping to the tank.
8. Installation of the concrete foundation ring.
9. Installation of the new water tank. The water tank is installed top down in a process where the construct the roof and jack it up, then install the first ring of the wall and jack it up and continue in this process until the tank has reached the proposed overall height for the project.
10. Interconnection of water piping to existing water lines and running of wiring for interconnection of SCADA system for tank.
11. Filling, disinfection and testing of tank.
12. Paving of new access road around tank site.

Long term maintenance of the project site would include snow plowing of access road, controlling of vegetation growth, and operation and maintenance of the new water tank and water piping.

Expected Impacts:

Include anticipated site disturbances, any expected loss of park use within easement area, etc.

Site disturbance would include clearing of trees and vegetation, grading of area, and installation of retaining wall and access road. Loss of park use would be minimal, but area around tank would be restricted per DOH requirements.

Justification for Use of Parkland:

Public benefit for improved water storage and supply for the City of Beacon and the lack of land due to site constraints to allow for installation else where.

Alternatives:

Installation of temporary tank system to allow for demolition of existing tank and construction of new tank at location of existing tank. This would possible still require an easement for a temporary tank at site.

III. Regional Assessment

Please provide Regional assessment of anticipated impacts, justification for use of parkland given alternatives, and statement of any concerns about proposal and how they could be managed.

IV. Consideration**Notification of Requirements**

Applicant has been advised of required and likely costs, including appraisals, easement value, and mitigation?

- ☐ yes, acknowledgement attached
☐ not applicable (*explain*)

Proposed compensation: ☐ fair market value

☐ appraisal & cost reimbursement only ☐ other (*explain*)

If other, explain the alternative compensation or justification for no compensation:

Note: simply being a municipal utility provider is insufficient justification for a cost waiver

V. MitigationIs mitigation appropriate? ☐ yes ☐ noIf yes, Proposed type: ☐ in-kind ☐ monetary

Description: _____

Discussed with applicant? ☐ yes ☐ not yet ☐ n/a, no mitigation will be required**VI. Required Reviews***Please attach SEQR findings statement or Type II determination and SHPO consultation results.*State Environmental Quality Review Status: ☐ complete ☐ in-progressAction: ☐ Type I ☐ Type II ☐ unlisted

Lead Agency: _____

Historic Resources Review Status ☐ complete ☐ in-progressLWCF Review 6(f) protected? ☐ yes ☐ noIf yes, Easement discussed with LWCF Coordinator and conversion ☐ is ☐ is not requiredIf required, I ☐ have ☐ have not discussed the need for a conversation with the applicant.Replacement property ☐ has not ☐ has (see below) been identified.**VII. Submission**Discussed with: ☐ Regional Director ☐ Assistant Regional Director ☐ Park Manager

- Required Attachments:
- ☐ Map of Proposed Easement Area (Section II)
 - ☐ Signed Applicant Acknowledgement (Section IV)
 - ☐ SEQR Documentation (Section VI)
 - ☐ SHPO Consultation Documentation (Section VI)
 - ☐ Prior easement, license or permit *if applicable* (Section II)

Submitted by:

Name: _____

Title: _____

Date: _____

Capital District Manager Approval:☐ recommended without concerns ☐ presented with concerns*Concerns must be identified in Section IV*

VIII. Review and Approval

Reviewed by: Select Reviewer

Proposed easement is ☐ recommended without concerns ☐ presented with concerns

Comments:

Approval:

Cost Waiver Approval:

☐ approved ☐ denied ☐ n/a

Conceptual Easement Approval:

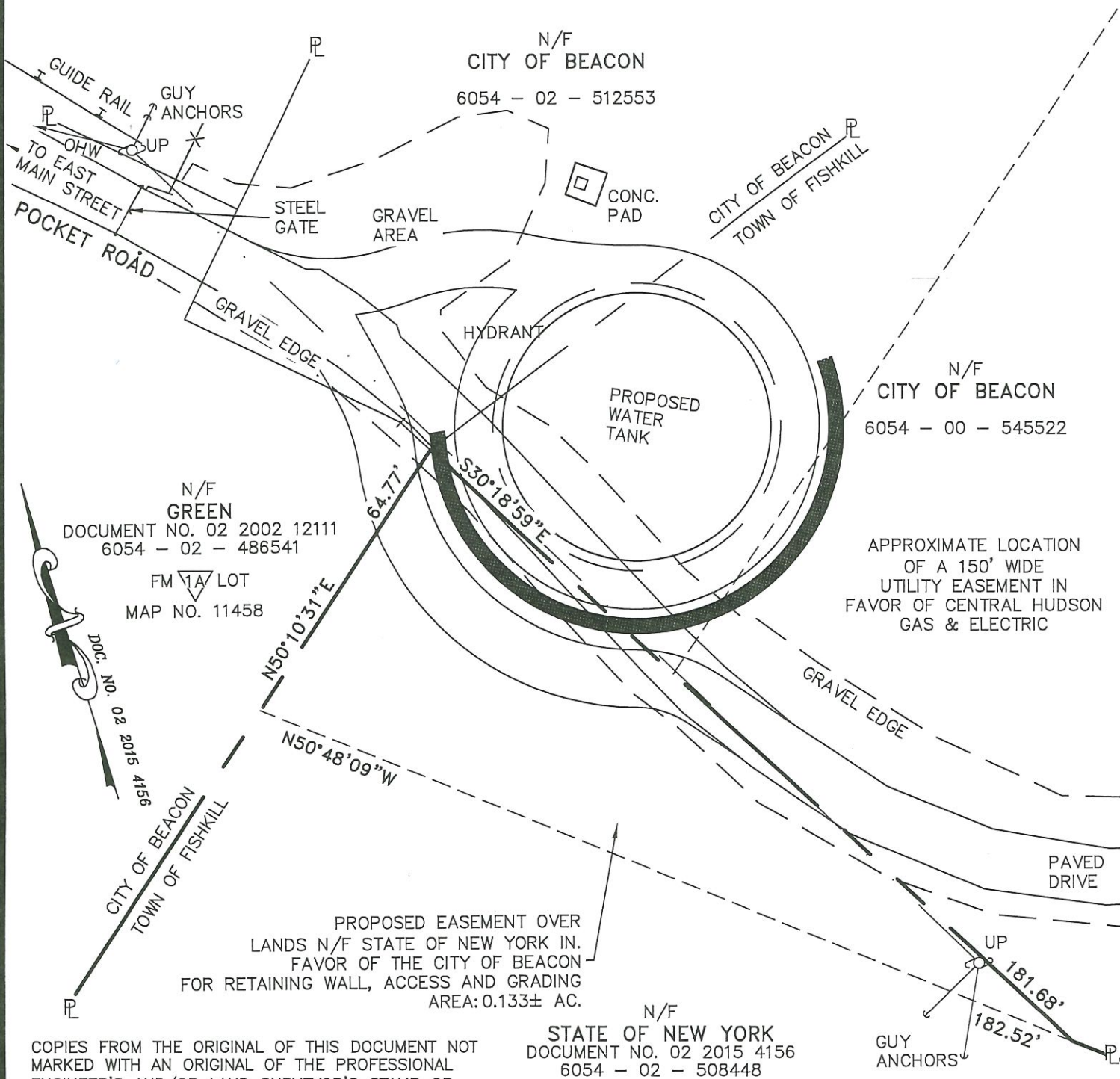
☐ approved ☐ denied

Thomas J. Alworth
Executive Deputy Commissioner

NOTES:

1. THIS MAP IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:

DOCUMENT NO 02 2015 4156 OF DEEDS AS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.



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RECORD OWNER:

PEOPLE OF THE STATE OF NEW YORK
EMPIRE STATE PLZ., BLDG AGENCY 1
ALBANY, NEW YORK 12238

6054 - 00 - 508448
DOC. NO. 02 2015 4156



LANC & TULLY
Engineering and Surveying, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

EASEMENT MAP PREPARED FOR

CITY OF BEACON

TOWN OF FISHKILL
DUTCHESS COUNTY, NEW YORK

Drawn By: JW

Checked By:

Scale:
1" = 30'

Tax Map No.:
6054 - 00 - 508448

Date: OCTOBER 9, 2023

Revisions:

CAD File:
226627-SVY.DWG

Layout: S.O.NY

Sheet No.: 1 OF 1

Drawing No.:
E- 22 - 6627 - 02





**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 13, 2023

John Russo
City Engineer
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

Re: EPF/PKS
City of Beacon Municipal Water Tank
3 Pocket Rd, Beacon, NY 12508
23PR09098
n/a

Dear John Russo:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: T. O'Connell



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 33 OF 2024

**DECLARING THE CITY COUNCIL’S INTENT TO BE LEAD AGENCY
UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT
WITH REGARD TO THE MOUNT BEACON WATER TANK REPLACEMENT PROJECT**

WHEREAS, the City of Beacon owns property at the end of Pocket Road, located in the City of Beacon and designated as Parcel 1512553 consisting of approximately 0.42 acres and an approximately 3.7-acre parcel located in the Town of Fishkill identified as Parcel 545522 upon which the City operates and maintains its 1,000,000-gallon Mount Beacon water tank; and

WHEREAS, the City of Beacon will be constructing a new 1,000,000 gallon water storage tank along with its related appurtenances on the property; and

WHEREAS, the City of Beacon will be acquiring an easement for the water tank project from the State of New York, Office of Parks, Recreation and Historic Preservation; and

WHEREAS, the City Council is familiar with the project and has reviewed the Short Form Environmental Assessment Form and supporting materials; and

WHEREAS, the City has identified that the Town of Fishkill, the New York State Office of Parks, Recreation and Historical Preservation and the Dutchess County Department of Health as interested or involved agencies.

NOW THEREFORE, BE IT RESOLVED that the City of Beacon City Council hereby declares its intent to be lead agency for the State Environmental Quality Review Act review of the Mount Beacon Water Tank Replacement Project and directs the City Administrator to coordinate the circulation of the City Council’s notice of intent to be Lead Agency and take any and all other appropriate steps in connection therewith.

Resolution No. 33 of 2024			Date: April 1, 2024				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Jeffrey Domanski					
		Pam Wetherbee					
		Molly Rhodes					
		Dan Aymar-Blair					
		Amber Grant					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
04/01/2024

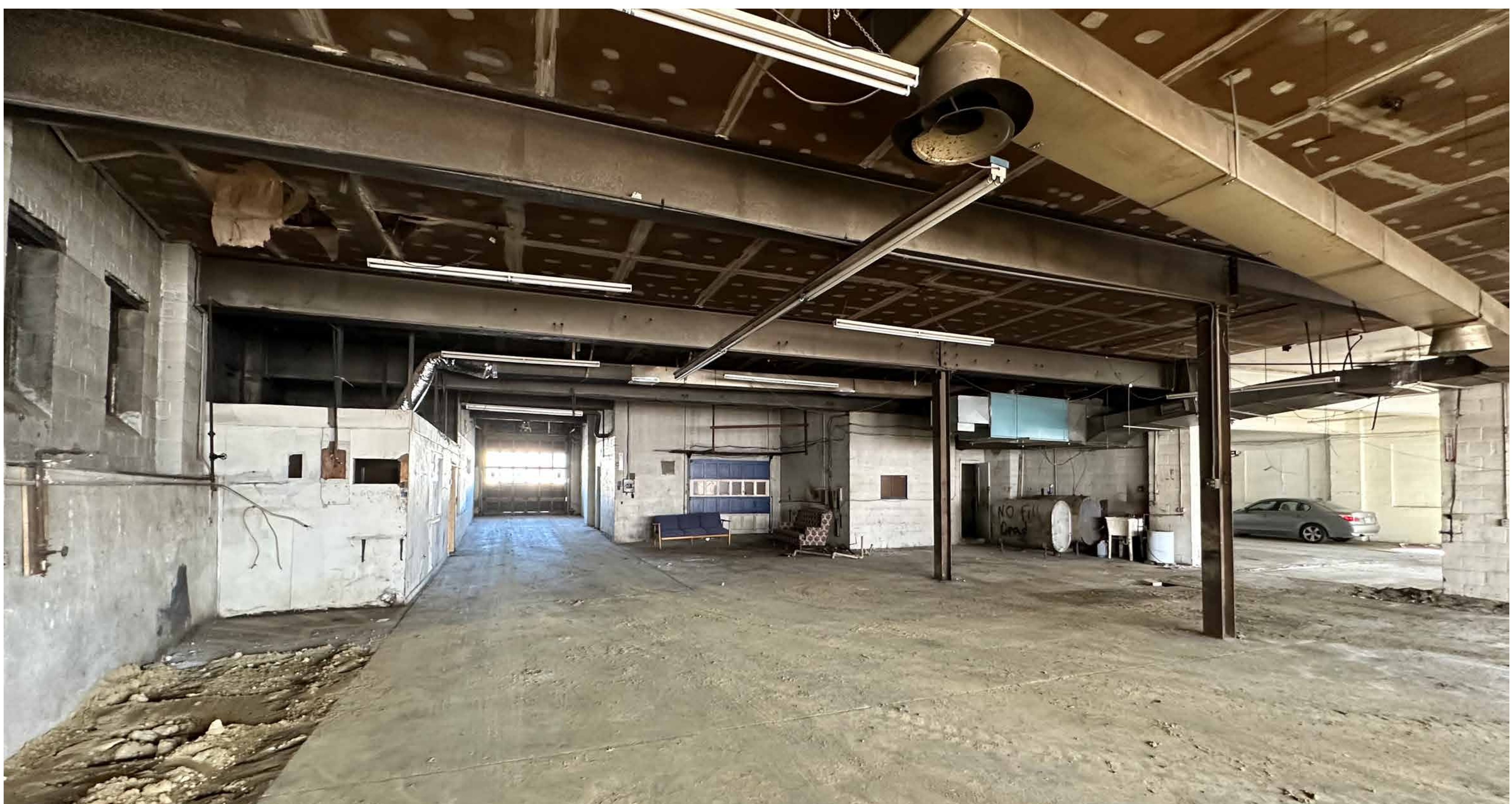
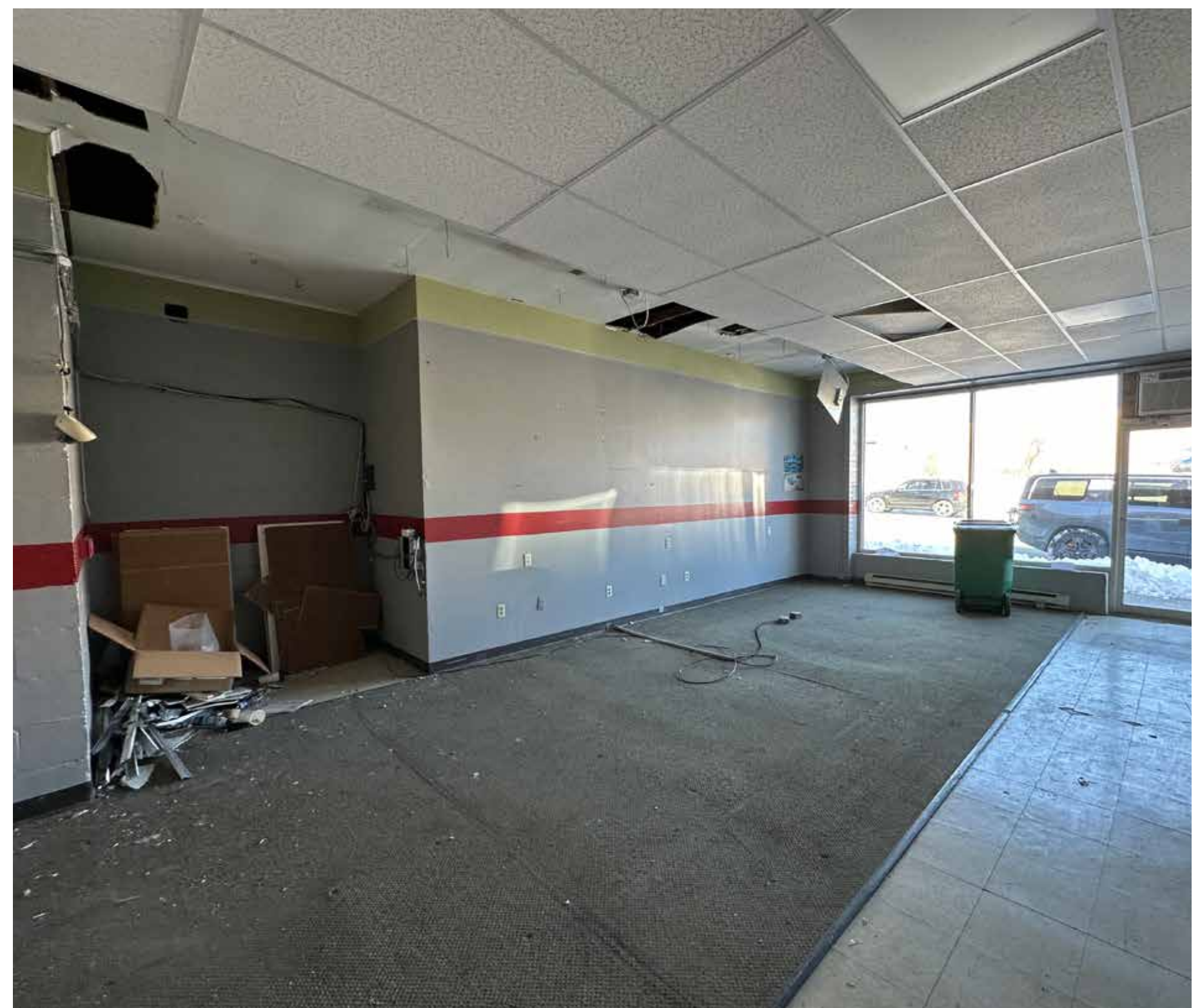
Title:

Resolution No. 34 - Supporting an Application to Round 8 of the Restore New York Communities Initiative for the GarageWORKS Studios Redevelopment Project

ATTACHMENTS

[GarageWORKS Studios](#)

[Resolution Supporting an Application to Round 8 of the Restore New York Communities Initiative for the GarageWORKS Studios Redevelopment Project](#)



**5 HENRY STREET IN BEACON, NEW YORK,
A SINGLE-STORY STRUCTURE BUILT BETWEEN 1940-1941**



An environmentally-sustainable hub for creativity

COMING TO BEACON IN 2025

GarageWORKS Studios will transform 5 Henry Street into a vibrant community resource, housing artist studios and spaces for public art installations and gatherings, and creating a site for creative expression with environmentally-sustainable principles at its core.

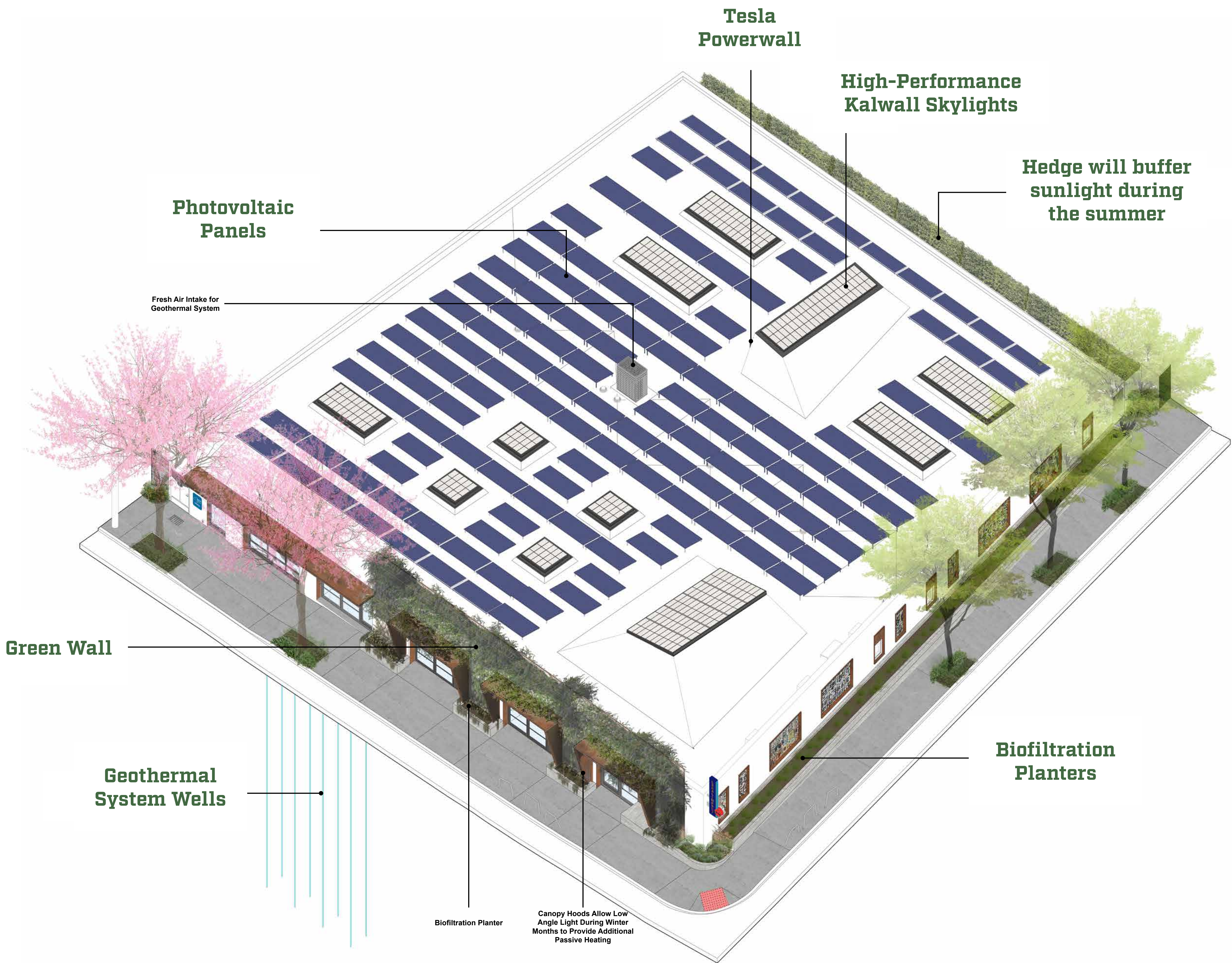
The original structure was built between 1940–1941, during WWII, serving first as a showroom for the iconic Studebaker cars, and then as a car servicing garage and finally auto parts sales.

As part of the renovation plan, which includes environmental remediation of the site and an inspiring, historically-sensitive design for the building, GarageWORKS Studios is committed to a 100% carbon neutral facility, achieved through all-electric mechanical and energy systems and equipment, a high performance thermal envelope, roof-mounted solar panels and exterior plantings that will work in concert with interior systems to support energy-efficient heating and cooling.

Rehabilitating this former industrial site with both mindful historic and innovative green design will make this adaptive reuse project a model of environmental stewardship while continuing the legacy of Beacon’s artistic community.

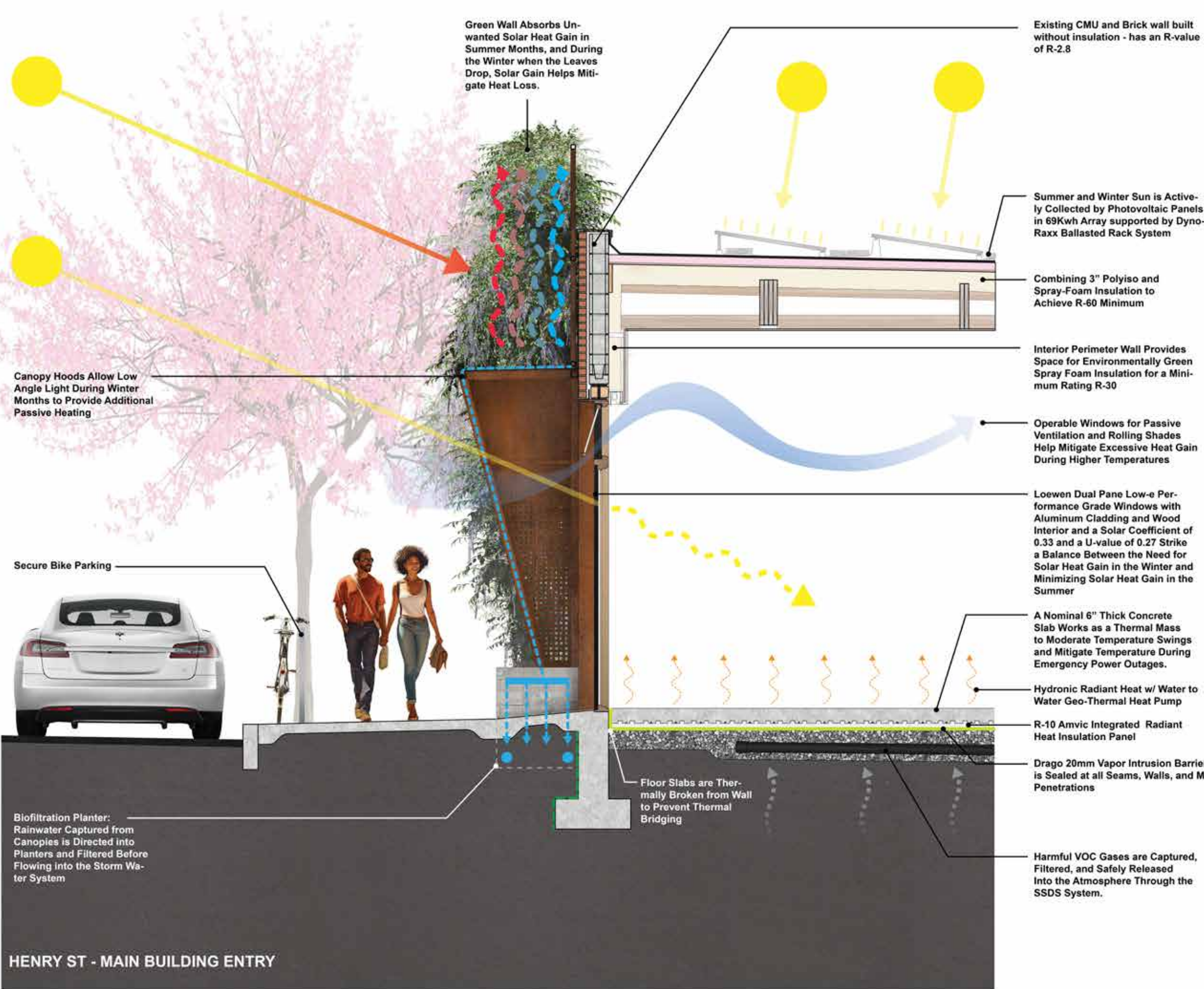


Mindful, historic, and innovative green design

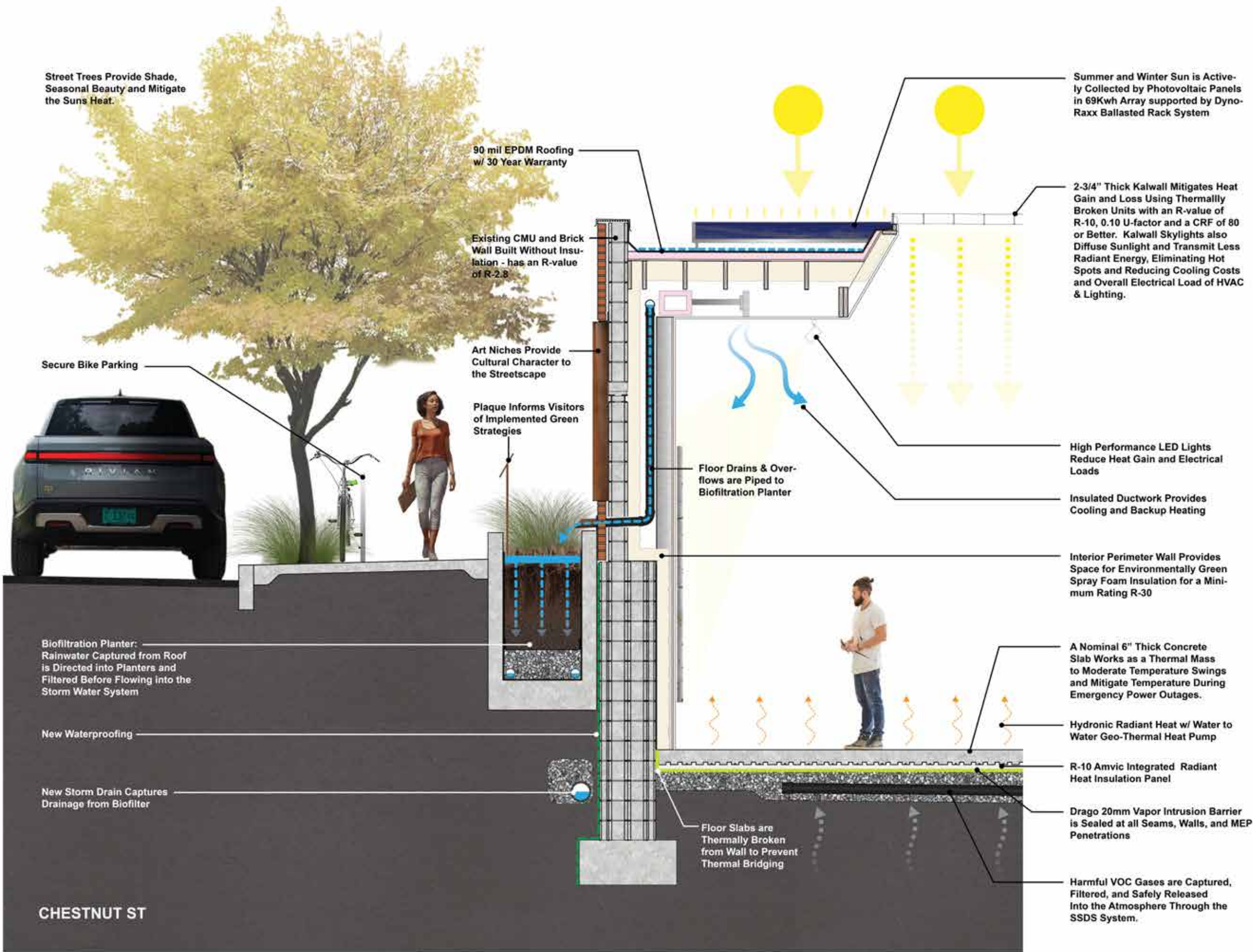


BEACON'S FIRST ALL-ELECTRIC, CARBON NEUTRAL BUILDING BUILT ON ENVIRONMENTALLY SUSTAINABLE PRINCIPLES

A green wall seasonally modulates solar heat gain or loss.



An interior perimeter wall supports new insulation and maintains the historic brick exterior. Biofiltration planters filter rain water before it goes into the municipal stormwater system.





A vibrant community resource and public art space



GarageWORKS STUDIOS

For more information, contact info@garageworksstudiosllc.com



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 34 OF 2024

**SUPPORTING AN APPLICATION TO ROUND 8 OF
THE RESTORE NEW YORK COMMUNITIES INITIATIVE FOR
THE GARAGEWORKS STUDIOS REDEVELOPMENT PROJECT**

WHEREAS, Empire State Development (ESD) has released a Request for Funding Proposals for Round 8 of Restore NY Communities Initiative (Restore NY) for which municipalities are eligible to apply; and

WHEREAS, the City of Beacon duly submitted an Intent to Apply to ESD for support of the restoration and renovation of 3-5 Henry Street (GarageWORKS Studios Redevelopment Project); and

WHEREAS, ESD invited the City of Beacon to proceed with preparation of an application for the aforementioned proposal; and

WHEREAS, the GarageWORKS Studios Redevelopment Project, as presented by the owners of GarageWORKS Studios LLC, aligns with the City of Beacon's vision for Transitional Zone Revitalization and repurposes otherwise vacant space near Main Street so as to attract, create, and sustain art, culture, and employment opportunities in the community; and

WHEREAS, the funding for the Restore NY program is appropriate for this specific rehabilitation project and facilitates the effective and efficient use of existing and future public resources so as to promote both economic development and the preservation of community resources; and

WHEREAS, on April 1, 2024, the City Council opened and closed a duly noticed Public Hearing on the proposed application and related Property Assessment List, and all those in attendance wishing to be heard were given the opportunity to comment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beacon supports the City's Restore NY Round 8 grant application in support of rehabilitation of the property at 3-5 Henry Street by GarageWORKS Studios LLC for future use as artist studios and community space.

Resolution No. 34 of 2024			Date: April 1, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
04/01/2024

Title:

March 18, 2023 Minutes

ATTACHMENTS

[March 18, 2024 Minutes](#)



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

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

March 18, 2024
7:00 PM
Draft
City Council
Minutes

Regular Meeting

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

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

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Jeffrey Domanski, Ward Two

Councilmember Pam Wetherbee, Ward Three

Councilmember Dan Aymar-Blair, Ward Four

Also Present

Christopher White, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segments

[Honoring of Pat Kelliher for 54 years of service as a Volunteer](#)

[Firefighter NAMI Mid-Hudson Presentation on Mental Health](#)

[Resources](#)

Public Hearing

[Public Hearing for a Proposed Local Law Concerning Minimum Parking Requirements \(to be adjourned to April 15, 2024\)](#)

Motion to adjourn the public hearing to April 15, 2024 by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 – 0.

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 31 - Authorizing the City Administrator to Execute an Extension Agreement with Royal Carting Service Co. for Waste Collection](#)

Motion to pass the resolution by Councilmember Wake.

Second by Councilmember Grant.

Motion passes 7 – 0.

2. [Resolution No. 32 - Setting a Public Hearing for the 3-5 Henry Street Restore New York Grant](#)

Motion to pass the resolution by Councilmember Wetherbee.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

Approval of Minutes

1. [March 4, 2024 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Aymar-Blair.

Motion passes 7 – 0.

Announcement of Next Meeting: March 25, 2024 at 7:00 p.m.

Public Comment - Second Opportunity

Adjournment

Motion to adjourn by Councilmember Aymar-Blair.

Second by Councilmember Grant.

Motion passes 7 – 0.