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 Ben Swanson

October 5, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels

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

Public Hearing for a Proposed Local Law Concerning Mid-Year Salary Increases for Appointed Employees and Officers

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes (to be adjourned to October 19, 2026)

Presentation of the Proposed 2027 Operating Budget

Proposed 2027 Operating Budget

Reports: Mayor, City Council, and City Administrator

Workshop

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

Local Laws and Resolutions

1. Resolution No. 79 - Adopting Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels
2. Resolution No. 80 - Adopting Local Law No. 4 of 2026 Concerning Parking, Standing, and Stopping
3. Resolution No. 81 - Adopting Local Law No. 5 of 2026 Concerning Mid-Year Salary Increases

for Appointed Employees and Officers

4. Resolution No. 82 - Referring a Local law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes to the City of Beacon Planning Board

Approval of Minutes

1. September 21, 2026 Minutes

Public Comment - Second Opportunity

Announcement of Next Meeting: October 19, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
10/05/2026

Title:

Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels

ATTACHMENTS

KARC Memorandum Regarding Potential Amendments to the Fishkill Creek District (Sept. 22, 2026)

Proposed Local Law Concerning the Fishkill Development District and Hotels

Fishkill Creek District Map

Draft Schedule of Dimensional Regulations

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning the Fishkill Development District and Hotels

Draft Schedule of Use Regulations

Dutchess County Planning Memorandum Regarding a Draft Schedule of Use Regulations

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Parts 2 and 3

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 3 Negative Declaration

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Mayor Lee Kyriacou and Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: September 22, 2026

RE: Fishkill Creek Development (FCD) and Hotels Local Law

At the September 21, 2026 City Council workshop, the Council reviewed comments from the Planning Board and Dutchess County Planning regarding the proposed amendments to the Fishkill Creek Development (FCD) District. Council discussed each of the comments and provided direction regarding the changes to be incorporated into the proposed Local Law.

This memorandum summarizes the policy decisions and drafting direction provided by the City Council during that discussion and identifies how those decisions have been incorporated into the accompanying revised Local Law.

1. **Hotel Occupancy and Kitchens.** The Planning Board asked whether hotel length of stay and kitchen facilities could blur the distinction between transient lodging and dwelling units.

    - ❖ The Council was not opposed to longer-term hotel stays and determined that the existing distinctions within the zoning and building codes provide sufficient safeguards. A majority therefore supported retaining the proposed removal of the hotel-room kitchen prohibition. The Local Law has been retained as drafted with respect to kitchen facilities, and no additional length-of-stay restriction has been added.

    - ❖ The discussion also raised whether hotels should be required to be part of a mixed-use development, including consideration of affordable/BMR housing. No consensus was reached on this separate issue, and no additional changes have been made at this time.

2. **Hotel Approval Process.** The Planning Board suggested making hotels a special permit use so that the Council or Planning Board could provide additional review and potentially regulate hotel size.

    - ❖ The Council determined that a special permit would not provide meaningful additional review beyond the existing FCD Concept Plan and Site Plan processes. Hotels have been retained as a permitted use in the revised Local Law.

3. **Hotel Check-In and On-Site Management.** The Planning Board recommended modernizing the existing requirement for a traditional lobby, registry desk, and staffing model to accommodate electronic and mobile check-in

    - ❖ The Council supported allowing electronic registration/check-in while retaining an on-site management presence. The hotel regulations have been revised to allow

electronic registration/check-in while requiring an on-site management presence, rather than requiring a particular physical registry desk or office.

4. **Restaurant Size Limitation.** The Planning Board recommended reconsidering the existing 5,000-square-foot maximum for restaurants and other eating/drinking establishments in the FCD.

    - ❖ The Council supported eliminating the 5,000-square-foot restaurant cap City-wide, rather than limiting the change to the FCD. The Local Law has been revised accordingly to eliminate the 5,000-square-foot limitation within the FCD. Implementation of this change within the CMS and L Districts has been deferred pending further review of how removal of the limitation may affect existing businesses and potential development footprints within those districts.

5. **Fishkill Creek Buffer.** The Planning Board recommended clarifying the point from which the Fishkill Creek buffer is measured and considering whether the existing buffer dimensions should be increased based on DEC guidance.

    - ❖ The Council supported retaining the existing Fishkill Creek buffer requirements, including the average 50-foot buffer and 25-foot minimum. The existing dimensional requirements have been retained, and a cross-reference between the related buffer and design provisions has been added to clarify that the requirements are to be read and applied together.

6. **Streetscape Standards.** The Planning Board recommended adding more prescriptive streetscape regulations and guidance within the FCD.

    - ❖ The Council reviewed and was comfortable with the existing FCD streetscape and design standards. The existing standards have therefore been retained without additional prescriptive requirements.

7. **Viewsheds and Greenway Trail.** The Planning Board recommended considering additional viewshed regulations, including contextual renderings from Tioronda Bridge and other public vantage points.

    - ❖ The Council discussed strengthening protections for views from and toward the Fishkill Creek Greenway and Heritage Trail. Upon further review, the existing FCD regulations already provide substantial protections addressing this concern. Specifically:
        i. §223-41.13(F)(1)(h) requires the Concept Plan to describe how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan, and §223-41.13(F)(2)(b)[4] requires the City Council to make a finding of consistency with that Plan as part of Concept Plan approval.

ii. §223-41.13(F)(1)(i) requires consideration of the architectural treatment of views "from the site to Fishkill Creek," "to the site from Fishkill Creek," and "over the site from important viewsheds," and expressly authorizes the City Council to require photo simulations as part of its review.
iii. §223-41.13(F)(2)(b)[8] requires FCD development to "maximize important views and view corridors" and to incorporate, protect and/or enhance important views and view corridors through site layout and design.
iv. The FCD design standards also require an interconnected pedestrian system providing access to the Greenway Trail and contain specific public-access requirements intended to create linkages with existing and anticipated pedestrian and bicycle trail systems.

- ❖ Accordingly, no additional amendment has been made at this time, as the existing FCD regulations provide the City Council and Planning Board with sufficient authority to evaluate views from the Greenway Trail and require appropriate visual information during project review.

8. **Building Height.** Dutchess County Planning recommended considering four or more stories rather than the existing three-story/40-foot maximum and/or establishing a height framework responsive to topography similar to the Waterfront Development District.

   - ❖ The Council supported retaining the existing three-story/40-foot maximum building height. The existing FCD height standard has therefore been retained without modification.

9. **Building Coverage.** Dutchess County Planning recommended considering an increase to the existing 35% maximum building coverage and focusing instead on impervious coverage.

   - ❖ The Council supported retaining the existing 35% maximum building coverage in the FCD at this time. Council expressed interest in separately considering a shift from building coverage to impervious coverage as part of a future City-wide zoning update. The existing 35% building-coverage standard has therefore been retained in the revised Local Law.

10. **Minimum FCD Development-Site Size.** Dutchess County Planning recommended reducing the minimum FCD development-site size from two acres to one acre.

    - ❖ The Council supported the recommendation. The Local Law has been revised to reduce the minimum FCD development-site size from 2 acres to 1 acre.

LOCAL LAW NO. ___OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE FISHKILL DEVELOPMENT DISTRICT AND HOTELS

A LOCAL LAW to amend Chapter 223, Zoning, concerning regulations governing hotels and the Fishkill Development District.

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

Section 1. Chapter 223 of the Beacon City Code, Article II – General Legislation, Section 223-14.1 entitled "Hotels" is hereby amended as follows:

§ 223-14.1 **Hotels.**

A. Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site ~~shall be limited to~~ may include usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel.

(1) Such accessory uses may include the following:

(a) Dining facilities providing food and drink.

(b) Newsstands, gift shops and other shops.

(c) Recreation facilities which shall be for the exclusive use of guests or members.

(d) Employees' quarters and facilities.

(e) Spa facilities.

(f) Conference center facilities

(2) All hotels shall include the following:

(a) ~~A lobby, registry desk, manager's office~~ Facilities or systems for guest registration and check-in, which may include electronic or mobile registration and check-in; and an on-site manager or other responsible hotel representative; and public rest-room facilities.

(b) Off-street parking facilities.

(c) Access to all guest rooms from an interior hallway

B. Screening. Outdoor parking areas and recreational facilities shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting.

C. Off-street parking shall be in accordance with § **223-26**.

D. ~~No kitchen facilities. There shall be no kitchen facilities in the hotel rooms except for a coffeemaker, a microwave oven and a small refrigerator.~~

Section 2. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsections B(3) and B(5) are~~is~~ hereby amended as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

…

B. Principal uses permitted. A Fishkill Creek development may be a single use, or a mixed use which incorporates various permitted land use elements as part of a comprehensive development plan. These elements may include:

(1) Apartment, attached or multifamily dwelling.

(2) Artist live/work space, artist studio and workshop of artisan.

(3) Bed-and-breakfast establishment, ~~or~~ inn, or hotel.

(4) Spa, fitness centers/noncommercial swimming pool, exercise studio, day-care center or similar use as determined by resolution of the City Council. Such uses shall be permitted in buildings that face a street.

(5) Restaurant, bar, brew pub or other eating and drinking establishment. Such restaurants and other eating and drinking establishments shall be permitted in buildings that face a street. ~~No such individual use shall contain more than 5,000 square feet of gross floor area.~~

(6) Professional and business office in buildings that face a street.

(7) Gallery, exhibit space or museum.

(8) Community facility that complements residential and commercial use, such as a public or semipublic performance and cultural center, live theater, concert hall, meeting room suitable for social, civic, cultural or education activities, bandshell, kiosk or gazebo.

(9) Assembly, manufacturing, workshop or other light industrial use, as determined by the City Council, in fully enclosed buildings and not including any form of outdoor storage.

(10) Day-care center.

(11) Trade school or training program, college, private school, or nursery school.

(12) Other nonresidential use similar to the above uses as determined by resolution of the City Council.

...

Section 3. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.14 entitled "Bulk regulations," Subsections B, ~~and~~ G, and I are hereby amended as follows:

§ 223-41.14 **Bulk regulations.**

A. Minimum size of FCD site: ~~two~~ one (1) acres~~s~~. Notwithstanding the above, the owner of less than ~~two~~ one (1) acres~~s~~ of land may apply for approval of a FCD project, where such land is adjacent to a proposed, approved or constructed FCD project.

B. Development potential. ~~Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11. Additionally, a~~A minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site. For good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow certificates of occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.

C. Maximum dwelling unit size: 2,000 square feet of gross floor area.

D. Maximum building coverage, including parking structures: 35%.

E. Minimum open space: 30%.

F. Maximum building height: three stories and 40 feet, as determined from the average grade level of the side of the building facing the primary street view. A corner or

centrally located elevator or stair tower projecting one story above the permitted building height may be approved by the City Council to add architectural interest and to encourage access to rooftop gardens.

G. Minimum building setback from edge of pavement of a public ~~and private~~ street~~s~~ right-of-way: 12 feet.

H. Minimum frontage of overall FCD site on public street right-of-way: 50 feet.

I. Minimum setback from and buffer width along Fishkill Creek, measured in accordance with §223-41.13I(15): an average of 50 feet, but not less than 25 feet at any point, from the top of the creek bank, except with respect to the existing building located at 555 South Avenue located in the Historic District and Landmark Overlay Zone, in which case the minimum setback and buffer requirement shall not apply.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is 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.

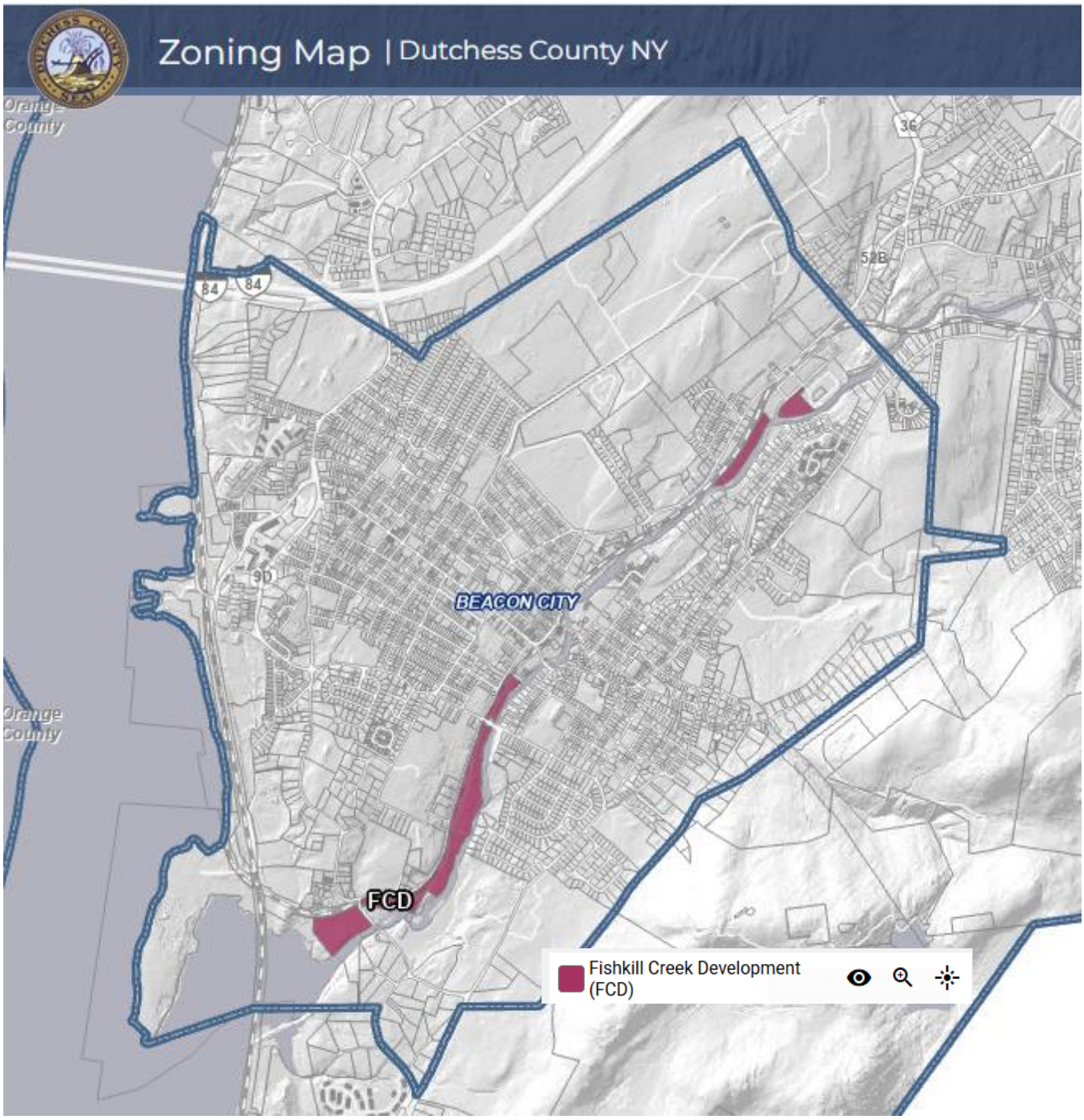
DRAFT

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.

DRAFT

Attachment A - Location of FCD Parcels in Beacon



223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5/35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5/35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5/35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5/35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5/35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5/35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	2,500	50	100	10	10	20	—	2.5/35	N.A.	40%	2	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3/35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5/35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3/35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5/35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5/45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b]/100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f]/55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5/35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	—/35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3/38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4/48	—	—	—	15%	L	Art. IVE
FCD	12 acres	3,960	—	—	—	—	—	—	3/40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5/35	20%		—	—	WP	Art. IVA
TS	3 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	—/35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	—/40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than 1/2 the minimum side yard setback of the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

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

John Gunn, Chair

August 19, 2026

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

Subject: City Council Referral of Local Law Amending the Fishkill Creek Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City's zoning code regarding regulations governing hotels and the Fishkill Creek Development (FCD) District. The proposed Local Law was reviewed during the August 11, 2026 Planning Board meeting. Planner, Natalie Quinn, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members in provided the following comments:

- Council and staff should investigate what, if any, other state or local regulations regulate the length of stay at hotels to ensure they do not revert to a dwelling unit
- Consider whether allowing kitchen facilities in hotel rooms would convert the hotel room to a "dwelling unit" (sleeping area, bathroom, food prep)
- Consider making "hotel" a special permit use so that Council or Planning Board can review and limit size if needed
- Board members showed support for modification of the hotel supplemental regulations to permit newer/more modern models of hotel that use technology for check-in rather than lobby and staff. These newer technologies are utilized to streamline check-in and reduce cost of bookings.
- With reference to Section 223-41.13.B(5) of the City Code (which is not currently proposed to be amended), the Council should consider the 5,000 sq foot size limitation currently placed on restaurants in the FCD. Many restaurants on Main Street are bumping up against seating caps that prevent them from expanding.
- With reference to Section 223-41.14.I, the Council should clearly establish a point from which the buffer zone is measured. Per DEC guidance, should also consider extending the required buffer area to 35-100ft for stream protection.
- Council should consider adding more prescriptive regulations and guidance for regulating streetscapes.
- Council should consider if regulations governing viewsheds from Tioronda Bridge and others vantage points would be appropriate. To this point, the Board recommends adding language like that which was added to the Train Station District to require contextual renderings of important viewsheds.

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

John Gunn, Chair

Sincerely,

John Gunn (MP)

John Gunn
Planning Board Chair

JG/mp

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	P	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	P~~X~~	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	P	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see →					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Municipal Board **Project Name**: Proposed Local Law Concerning the Fishkill Development District and Hotels **Action**: Zoning Amendments **Applicant**: City of Beacon **Property Address**:	**Referral #**: ZR26-164 **Date Received**: 8/14/2026 **Date Requested**: 9/2/2026 **Date Issued**: 9/1/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The proposed local law would amend the zoning code for the Fishkill Creek Development District to eliminate the minimum lot size area per unit (maximum residential density) while retaining the bulk standards, which limit height, lot coverage, etc; to revise the minimum setback to be measured from public streets only; and to allow hotels as a permitted principal use (similar to inns). It would also update the supplemental regulations for hotels to allow kitchens in hotel rooms and to allow hotels as part of mixed-use projects.

COMMENTS

We support the City's efforts to provide flexibility for development within the FCD district, while maintaining reasonable form-based regulations. We encourage the Board to provide additional flexibility; in particular, we suggest considering:

- Allow buildings of 4 or more stories (vs. 3), and/or provide a height limit based on topography (ground floor elevation), similar to the Waterfront Development zone
- Allow additional building coverage (vs. 35% maximum), but focus on limiting impermeable coverage
- Allow development on parcels of one acre or more (vs. 2 acres), to allow all parcels in the district (except the pump station) the opportunity for redevelopment.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☐No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes ☐No
Solid Waste Management Facility	☐Yes ☐No
Hazardous Waste Management Facility	☐Yes ☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes ☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes ☐No
Waste Transporter	☐Yes ☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature  Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☐No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes ☐No
Solid Waste Management Facility	☐Yes ☐No
Hazardous Waste Management Facility	☐Yes ☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes ☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes ☐No
Waste Transporter	☐Yes ☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature Christian A.L. Gates Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

Agency Use Only [If applicable]

Project : Local Law re FCD & Hotels

Date : October 5, 2026

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency-s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☑	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts:		☐	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:	D2g	☐	☐
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☐	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☐	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)			
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ■ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts:		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ■ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☑ NO ☐ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

The proposed Local Law, the Full Environmental Assessment Forms Part 1 and Narrative, Part 2, the City of Beacon Schedule of Uses, the City of Beacon Schedule of Dimensional Regulations, memorandums from the City Planner, the Beacon Zoning Map, the Dutchess County Dept. of Planning & Development GML 239-m referral response letter (09.01.2026), and the City of Beacon Planning Board referral response letter (08.19.2026), and discussions at Beacon Council meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City Council of the City of Beacon as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: A Local Law amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotel Uses.

Name of Lead Agency: City Council of the City of Beacon

Name of Responsible Officer in Lead Agency: Benjamin Swanson (Delegated to the City Administrator per City Council Resolution)

Title of Responsible Officer: City Administrator

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Christian A.L. Gates Date: 10/2/2026

For Further Information:

Contact Person: Benjamin Swanson, City Administrator

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5000

E-mail: cityofbeacon@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

Beacon – FEAF Part 3 Attachment
Negative Declaration of Environmental Significant

Proposed Local Law Concerning the Fishkill Creek Development District and Hotels

On July 20, 2026, the Beacon City Council (the "City Council") introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to revise the regulations pertaining to the Fishkill Creek Development district ("FCD") and hotel uses. The proposed Local Law does not amend the City's Zoning Map. By letter dated September 1, 2026, the Dutchess County Department of Planning and Development offered comments on the Local Law. By letter dated August 19, 2026, the City of Beacon Planning Board (the "Planning Board") offered its comments on the Local Law. On September 21, 2026, the City Council discussed the comments from the Planning Board and the Dutchess County Department of Planning and Development.

The FCD consists of only nine (9) tax parcels, ranging in size from approximately 0.03 acres to 11.07 acres, with one (1) outlier parcel being 49.9 acres (a right-of-way along an abandoned rail line). Several parcels in the FCD have been recently developed, yet others remain vacant and/or underutilized. Parcels in the FCD are typically former industrial properties, vacant land, and portions of the rail line. The purpose of the proposed Local Law is to make narrowly tailored amendments to the FCD to encourage redevelopment of such vacant and underutilized properties. In summary, the proposed Local Law makes the following changes:

- Provide that "hotels" are a permitted use in the FCD. Presently, "hotels" are prohibited in the FCD, yet "inns" are permitted. An "inn" is defined as a "hotel" with fewer than ten (10) guest rooms. The Zoning Code also provides ambiguity as to whether a "hotel" could be construed as a "similar" use to an "inn" thereby authorizing approval of a "hotel" by the City Council pursuant to Zoning Code § 223-41.13(B)(12). Moreover, "bed-and-breakfast establishments" are also permitted in the FCD.

- Updating the regulations pertaining to "hotel" uses to better reflect modern hotels. Electronic or mobile check-in will be permitted, provided there is an on-site manager or other hotel representative present. The Local Law also eliminates the requirement that all buildings or structures on the site of a hotel be strictly limited to usual hotel activities and accessory uses of hotel. This will allow residential and other commercial components to be located on the same site as a hotel. The Local Law eliminates the prohibition on kitchen facilities in hotels. Modern building code requirements allow kitchen facilities in hotel rooms, and sufficient safeguards exist under State and local laws, rules, and regulations to ensure that hotels are not impermissibly converted into multifamily dwellings or single-room occupancy uses.

- Elimination of the 5,000 square foot restriction for restaurants, bars, brew pubs or other eating and drinking establishments in the FCD. This change was recommended

by the Planning Board as it can prevent establishments from expanding and effectively imposes a seating cap which may not otherwise apply.

- Reduction of the minimum lot size from two (2) acres to one (1) acre. This recommendation was offered by the Dutchess County Department of Planning and Development and will give all parcels in the FCD the opportunity to be developed (excluding a pump station).

- Elimination of the maximum dwelling unit density of 11 units per acre. The current maximum does not reflect the City's housing development and affordability goals. Accordingly, eliminating this maximum will add flexibility. New development will continue to be limited by the FCD's existing form-based dimensional and design standards (e.g., building coverage, open space, scale, height, setbacks, dwelling unit size, frontage, massing, etc.).

- Elimination of the reference to private streets when measuring the minimum building setback. This revision also adds that building setback measurements shall include the pavement edge of a public right-of-way. These revisions are consistent with the City's other Zoning Code regulations. The minimum building setback will also continue to be measured from the edge of the pavement of any public streets. There are no changes to the underlying 12-foot minimum building setback.

- Clarification of the Fishkill Creek buffer and minimum setback. This revision was recommended by the Planning Board and includes a citation to the relevant Zoning Code section. The revision also clarifies that the setback distance is to be measured "from the top of the creek bank."

The determination of environmental significance made herein pursuant to the State Environmental Quality Review Act ("SEQRA") is only applicable to the proposed Local Law and is not a review of environmental significance of any proposed development. For clarity, any and all subsequent development within the FCD or development of hotels shall be subject to project specific environmental review pursuant to SEQRA and the Beacon City Code.

The proposed Local Law will not have a significant adverse impact on the environment for the following reasons:

The proposed Local Law is not inconsistent with the City's Zoning Code or Comprehensive Plan. The 2017 City of Beacon Comprehensive Plan supports the continued redevelopment of the Fishkill Creek corridor through a mix of residential, commercial, cultural, and recreational uses. The Plan specifically encourages expanded tourism opportunities, and amenities such as inns, spas, restaurants, and other destination-oriented uses to support the City's economic development opportunities. Importantly, the Plan recommends encouraging the redevelopment of vacant and underutilized industrial sites along the Fishkill Creek for new residential, commercial, or light industrial uses. Accordingly, the proposed Local Law is consistent with the Comprehensive Plan as it will expressly allow hotels within the FCD, which

is a hospitality and tourism use. Allowing "hotels" in the FCD is not inconsistent with the Zoning Code because "hotels" are the same type of land use as "inns", which is a permitted use in the FCD. Moreover, the proposed Local Law includes narrowly tailored changes intended to encourage development of vacant or underutilized parcels. For example, reducing the minimum lot size to one (1) acre zoning will allow all parcels in the FCD to be developed in some manner (excluding the existing pump station). The elimination of the maximum number of dwelling units is also consistent with the City's form-based Zoning Code requirements and furthers the City's housing development goals. New development will continue to be regulated under existing bulk and design standards as well as existing features (e.g., lot coverage, setbacks, height, open space, the Fishkill Creek, the rail line right-of-way, steep slopes, etc.). As such, the proposed Local Law is consistent with existing permitted land uses in the FCD and is consistent with the Comprehensive Plan's goals for redevelopment in the FCD.

The proposed Local Law does not create any adverse environmental impacts because the Local Law does not result in direct or physical impacts to the land. Instead, each application for land use approvals in the FCD or for the development of hotels will involve a unique and individual set of circumstances, the particular nature of which will be subject to the regulations and requirements of the Zoning Code, the City Code, and State law. The evaluation of such future uses will involve independent review for conformance with the Zoning Code as well as environmental impacts. However, the proposed Local Law alone will not have a direct impact on land. As such, the potential for secondary or indirect effects of the proposed Local Law does not support the conclusion that the legislation will or may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Furthermore, potential secondary or indirect impacts do not give rise to any currently identifiable potential significant adverse environmental impacts. Therefore, an environmental impact statement need not be prepared.

The proposed Local Law does not propose any actions, or land uses which are sharply or drastically different from surrounding land use patterns. Full build out of the FCD is also unlikely due to limitations caused by the Fishkill Creek, steep slopes, and the rail line right-of-way.

The proposed Local Law will not result in a substantial adverse change or impact to existing air quality, ground or surface water, traffic or noise levels, nor a substantial adverse change or impact for erosion, flooding, leaching or drainage. The changes to the text of the Zoning Code are primarily to update existing regulations. For example, no changes are proposed to the applicable parking requirements, erosion control requirements, building heights, stormwater pollution prevention requirements, nor will new uses be permitted which are inconsistent with existing regulations. The changes to the setback requirements are consistent with other Zoning Code regulations and do not alter the underlying 12 foot minimum. The removal of the density limitation in the FCD is not expected to have significant impacts as development will continue to be regulated and constrained by the City's form-based zoning regulations. The reduction to the one (1) acre lot size is also not anticipated to have significant impacts as a one (1) acre

minimum will still be one of the City's larger lot zones but will allow the development of certain underutilized and/or vacant parcels in the FCD. To the extent that this environmental review precedes future development, such development shall be subject to all City zoning and land use requirements, which is no less protective of the environment than the requirements of SEQRA.

The areas affected by the proposed Local Law have been developed for decades, including industrial and commercial uses. Given the FCD is a developed district, and the other changes to the hotel regulations do not impact the City's bulk regulations, the proposed Local Law will not have a direct impact on or cause the removal or destruction of large quantities of flora or fauna, nor substantially interfere with any protected flora or fauna, habitats, or environmentally sensitive areas.

The proposed Local Law will not result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources of the existing community or neighborhood. Nor will it create a hazard to human health or significant change in the intensity of land uses, or result in the loss of open space or recreation because the changes to the City's schedule of uses and dimensional requirements are limited.

As such, for the reasons herein and the reasons set forth in the Full Environmental Assessment form Parts 1 and 2, and the information contained in the record, the proposed Local Law will not have a significant adverse environmental impact.

City of Beacon City Council Agenda
10/05/2026

Title:

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

ATTACHMENTS

Proposed Local Law Concerning Parking, Standing, and Stopping

Proposed Tioronda Parking Plans

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 parking restrictions on Tioronda Avenue between Main Street and Wolcott 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, Stopping, Section 211-14.1 entitled, "No parking, stopping or standing at intersection," Subsections A and B are hereby amended as follows:

§ 211-14.1 **No parking, stopping or standing at intersections.**

A. There shall be no parking, stopping or standing within 30 feet of every intersection throughout the City of Beacon. The Traffic Safety Committee shall be authorized to recommend to the City Council the appropriate location of signage at each intersection. The City Council shall review the recommendation of the Traffic Safety Committee and authorize the ~~Street~~ Highway Superintendent to erect the necessary signage not to exceed the distance of 30 feet from said intersection. The provisions of this section shall be effective upon the posting of the appropriate signage by the ~~Street~~ Highway Superintendent pursuant to §§ 1680 and 1683 of the Vehicle and Traffic Law.

B. There shall be no parking here to corner in the following locations.

Name of Street	Side	Location
	...	
Teller Avenue	Both	To a point 30 feet in both directions from the intersection of Rombout Avenue
Tioronda Avenue	~~North~~West	To a point 20 feet in both directions from the intersection of Van Nydeck Avenue

Tioronda Avenue	West	To a point 25 feet north from the intersection of Vine Street
Van Nydeck Avenue	North	To a point 275 feet from Teller Avenue

...

Section 2. Chapter 211 of the Beacon City Code, Article III – Parking, Standing, Stopping, Section 211-15 entitled, "Parking, stopping and standing prohibited at all times," Subsection B is hereby amended with respect to parking restrictions on Tioronda Avenue 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
...		
Tioronda Avenue	Both	From Knevels Avenue to Wolcott Avenue
Tioronda Avenue	Both	From Main Street to a point 25 feet south
Tioronda Avenue	East	From a distance of 140 feet south of Main Street to the intersection of Wolcott Avenue ~~a point 120 feet south except Sundays~~
Tioronda Avenue	West	From the intersection of Vine Street to the intersection of Wolcott Avenue
Tioronda Avenue	South	From No. 2 Tioronda Avenue to a point 125 feet west
Tioronda Avenue	West	From Knevels Avenue to South Avenue
...		

Section 3. 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 4. 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.

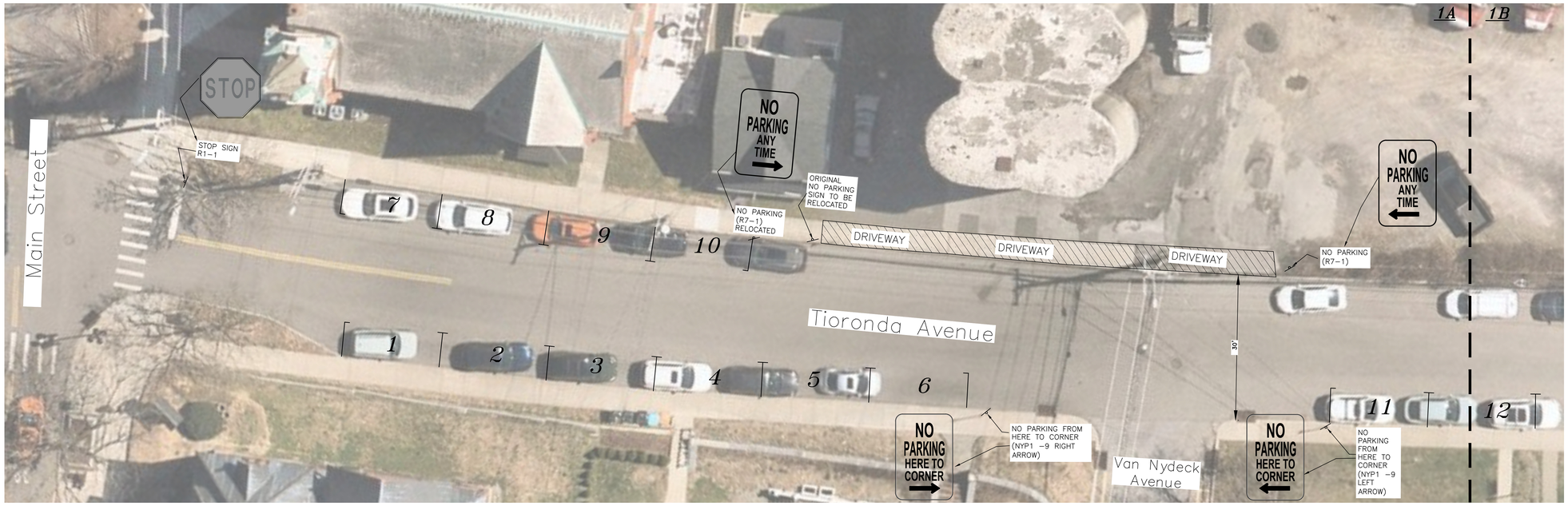
Section 5. Severability.

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 6. Effective date.

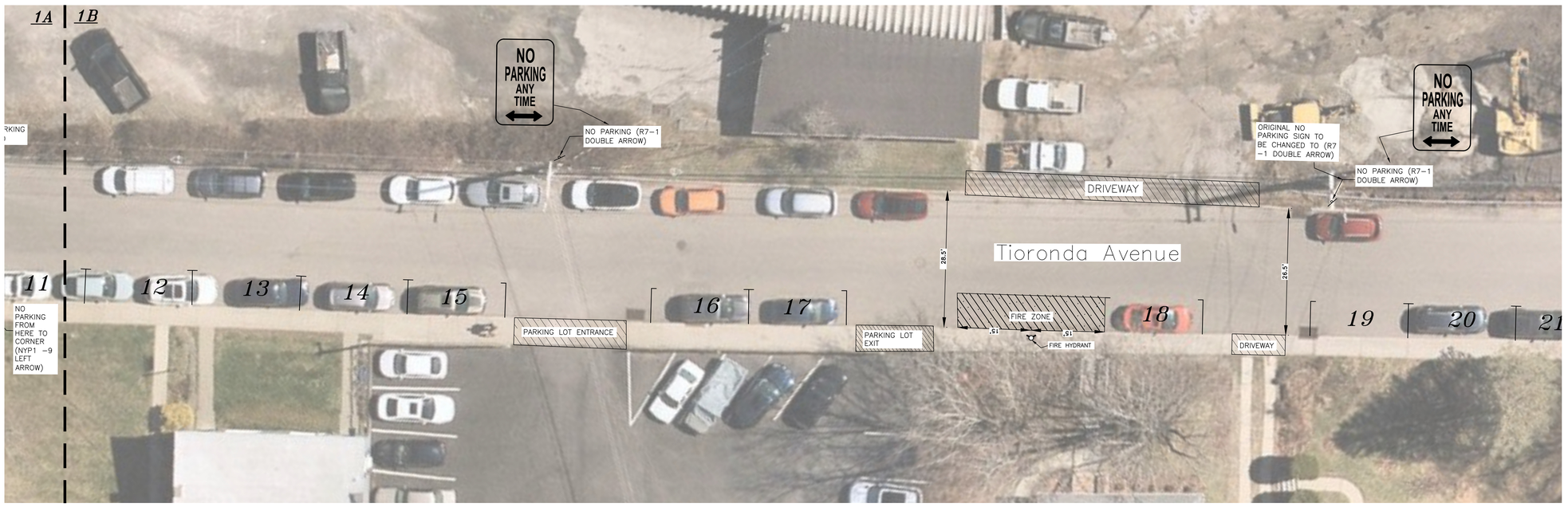
This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT



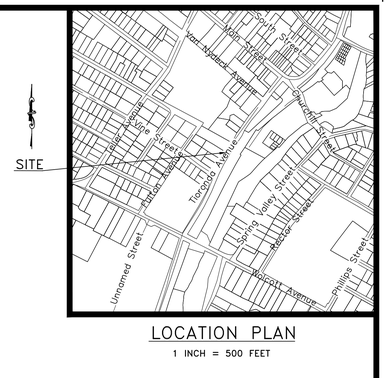
1A

SCALE: 1" = 10'



1B

SCALE: 1" = 10'



LOCATION PLAN

1 INCH = 500 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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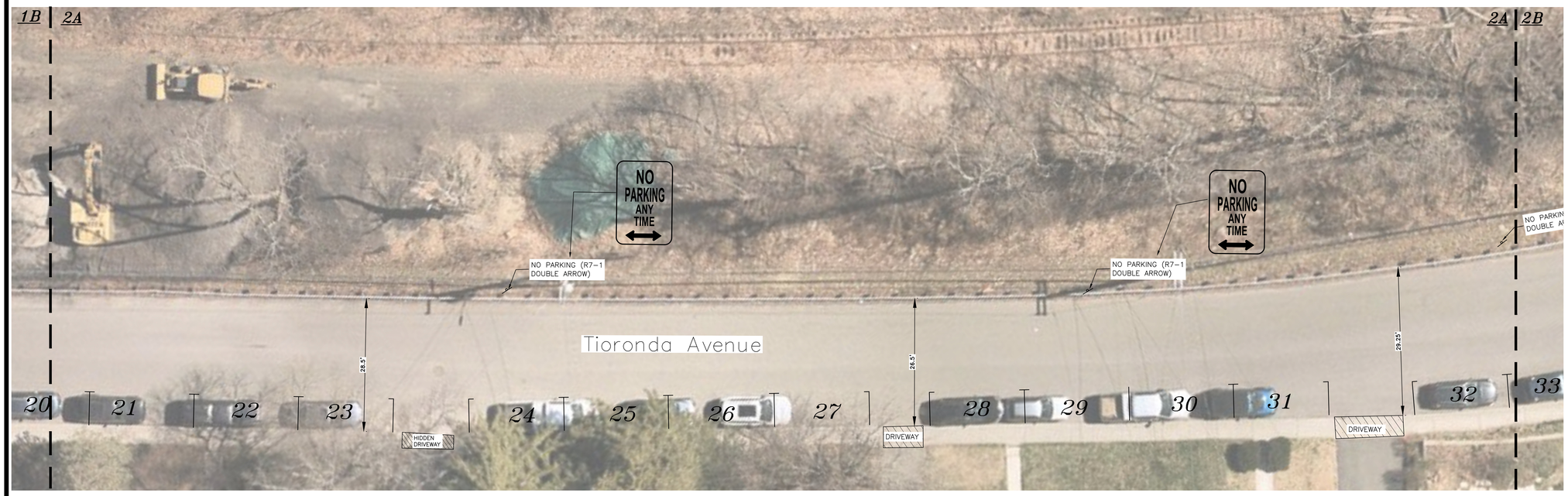
STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST - WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Drawn By:	Checked By:	Scale:	Tax Map No.:
SEF		1" = 10'	N/A

Date: JULY 14, 2026
Revisions:
CAD File: 666697-SITE PLAN.DWG
Layout: PARKING PLAN
Sheet No.: 1 OF 4
Drawing No.: C3D
A- 26 - 6697 - 01



2A

SCALE: 1" = 10'



2B

SCALE: 1" = 10'



LOCATION PLAN

1 INCH = 500 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Date:	JULY 14, 2026
Revisions:	
CAD File:	266697-SITE PLAN.DWG
Layout:	PARKING PLAN
Sheet No.:	2 OF 4
Drawn By:	SEF
Checked By:	
Scale:	1" = 10'
Tax Map No.:	N/A
Drawing No.:	C-3D
	A– 26 – 6697 – 01



LOCATION PLAN

1 INCH = 500 FEET



3A

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Date:	JULY 14, 2026
Revisions:	
CAD File:	266697-SITE PLAN.DWG
Layout:	PARKING PLAN
Sheet No.:	3 OF 4
Drawn By:	SEF
Checked By:	
Scale:	1" = 10'
Tax Map No.:	N/A
Drawing No.:	C-3D
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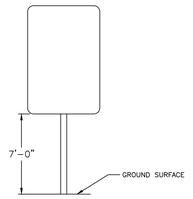
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SAFE DIGGING STARTS HERE



LOCATION PLAN

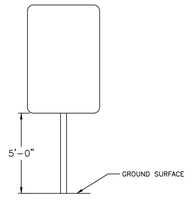
1 INCH = 500 FEET

SIGN	SIGN DESIGNATION	SIZE
STOP	R1–1	30" X 30"
NO PARKING ANY TIME ← / NO PARKING ANY TIME →	R7–1	12" X 18"
NO PARKING HERE TO CORNER ← / NO PARKING HERE TO CORNER →	NYP1–9	12" X 18"
NO PARKING ANY TIME ↔	R7–1(Double Arrow)	12" X 18"



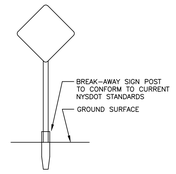
CURB/SIDEWALK SIGN HEIGHT

NOT TO SCALE



GRASS/SHOULDER/NO CURB SIGN HEIGHT

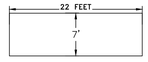
NOT TO SCALE



NOTE: SIGN TO BE MOUNTED AS REQUIRED BY NYSDOT STANDARDS

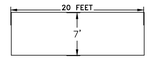
TYPICAL PERMANENT SIGN INSTALLATION

NOT TO SCALE



STANDARD PARKING STALL DETAIL

NOT TO SCALE



END PARKING STALL DETAIL

NOT TO SCALE

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

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STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Date: JULY 14, 2026
Revisions:
CAD File: 266697–SITE PLAN.DWG
Layout: TRAFFIC CONTROL
Sheet No.: 4 OF 4

Drawn By:	Checked By:	Scale:	Tax Map No.:	Drawing No.:
SEF		1" = 10'	N/A	C3D A– 26 – 6697 – 01

City of Beacon City Council Agenda
10/05/2026

Title:

Public Hearing for a Proposed Local Law Concerning Mid-Year Salary Increases for Appointed Employees and Officers

ATTACHMENTS

Proposed Local Law Concerning Mid-Year Salary Increases for Appointed Employees and Officers

LOCAL LAW NO. ___ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING ARTICLE 4 OF THE BEACON CITY CHARTER CONCERNING MID-YEAR SALARY INCREASES FOR APPOINTED EMPLOYEES/OFFICERS

A LOCAL LAW to amend Article 4, Administrative Departments, concerning mid-year salary increases for appointed employees/officers.

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

Section 1. Article 4 of the Beacon City Charter – Administrative Departments, Section 4.00 entitled "General Provisions" is hereby amended as follows:

§ 4.00 **General provisions.**

A. Creation of departments. The Council may establish city departments, offices or agencies in addition to those created by this Charter and may prescribe the functions of all departments, offices and agencies.

B. Personnel system. All appointments and promotions of city officers and employees shall be made solely on the basis of merit and fitness demonstrated by examination or other evidence of competence, and according to the provisions and requirements of the **Civil Service Law**.

C. Salaries. The Mayor shall fix reasonable salaries of all department heads and nonelected, nonaffiliated personnel, within the budgetary limits set by the Council. The application of General City Law § 25 is hereby superseded and the Mayor is expressly authorized to prospectively increase these salaries during a fiscal year after the salary has been fixed in the annual budget, subject to approval by the Council via resolution.

D. The Mayor and City Council shall approve in advance the creation of all employment positions within the City of Beacon, by roll call vote. Prior to such vote, the Mayor shall provide the Council with the position title, rate of pay, description of duties to be performed and the planned date of hire.

DRAFT

Section 2. State Law Superseded.

Pursuant to the authority vested in the City Council of the City of Beacon as set forth under N.Y. Municipal Home Rule § 10, this local law shall supersede N.Y. General City Law § 25 to allow increased compensation of appointed officers and employees during the fiscal year, after the same shall have been fixed and provided for in the budget of the City for such fiscal year.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article 4 of the Beacon City Charter is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. 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 Charter of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Charter affected thereby.

Section 5. 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 6. 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
10/05/2026

Title:

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes (to be adjourned to October 19, 2026)

ATTACHMENTS

City of Beacon City Council Agenda
10/05/2026

Title:

Proposed 2027 Operating Budget

ATTACHMENTS

2027 Proposed Budget

2027 Proposed Budget - Slide Deck

CITY OF BEACON

2027

PROPOSED

BUDGET

City of Beacon
New York

Lee Kyriacou
Mayor

Office of the Mayor

October 5, 2026

Dear Members of the Beacon City Council:

As required by State law and the City Charter, I present to you at the first meeting in October the 2027 Proposed Budget, my seventh annual budget as Mayor for the City of Beacon.

Here's the bottom line: the Mayor's Proposed Budget for 2027:

- Provides ongoing and strategic increases in employee compensation,
- Continues all current services while absorbing substantial cost increases, and
- Like every budget as Mayor, stays below the State property tax cap.

Let me touch briefly on each of these before I hand off to others for details.

Fairly Compensating Employees. The 2027 Budget again includes significant salary increases for all employees, plus higher health and retirement expense – and also for this year comparative survey-based increases in management salaries. This reflects my priority on fairly compensating our dedicated and skilled employees, which also helps us retain the best talent and reduce overtime. This year we have more readily filled vacancies (e.g., down to one police officer vacancy), and significantly reduced overtime. As in 2026, this employee commitment requires tough fiscal discipline in the 2027 Budget, with no increase in employee count and a cap on non-employee discretionary spending.

Increasing Costs of Key Contracted Services: Several key services have expense increases in the 2027 Budget and beyond. The largest increase is for additional public support of ambulance/EMS service, where we needed to address the end of one provider's service – and where we expect to shift to sharing services with adjacent communities to manage expense. The other large increase is for hauling of wastewater treatment sludge, as our last agreement expired, and new bids saw significant increases in the per-ton costs.

Holding the Line on Property Tax Increases. As with all my Mayor Budgets, we stay at or under the State Property Tax Cap. The 2027 Budget proposes a six-cent decrease in the residential (Homestead) tax rate, down to $5.43 per $1,000 of assessed value. That rate is down more than two dollars since I became Mayor in 2020, and the lowest level in more than 16 years. For a home assessed at $500,000, this translates to a modest tax increase of about $107 (or 3.9%). To help accomplish this, the 2027 Budget will need to use $275,000 in General Fund Balance, which is in a strong position due to prior savings.

All six of my Mayor Budgets have kept tax increases in roughly that same modest range, notwithstanding significantly higher inflation and property value increases since 2020. The ability to minimize property tax increases is due in large part to:

- The 10-year sales tax sharing agreement that I negotiated with the County in 2022, which continues to offset cost increases;
- Sustained new construction that reduces all taxes for all existing properties, with $46 million added to our tax rolls for this year, and over $270 million since 2020.
- The disciplined financial management of this administration.

Record Investment and Services. This financial discipline allows the City to expand services, undertake generational capital projects, and build the capacity of our small municipal government. We have and will continue to make historic investments in our parks, as well as major increases in our recreation programs, which have more than doubled in my tenure as Mayor. We are continuing to invest in hiring and retaining the best staff in each of our departments. All the while, we continue to be a leader in environmental sustainability – transitioning our vehicle fleet to hybrid and electric, investing in green energy, offering public composting and new e-waste recycling, planting trees, and reducing emissions at our closed landfill.

I want to express my appreciation to the residents for supporting our historic investments in infrastructure and human capital, which result in better quality of life and a highly professional City staff. Thank you to my City Council colleagues for their advocacy and support of City initiatives that continue to improve our community and quality of life. And finally, thank you to the dedicated employees of the City of Beacon, without whose daily commitment none of this would be possible.

I look forward to our upcoming discussions regarding this Proposed 2027 Budget.

Respectfully,



Lee Kyriacou
Mayor, City of Beacon

CITY OF BEACON

2027 PROPOSED BUDGET

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CITY OF BEACON
2027
PROPOSED BUDGET SUMMARY

ARTICLE NO. 362 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEACON THAT THE FOLLOWING SUM COMPRISING THE ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR 2027 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2027.

DATE: October 5, 2026

		GENERAL	0% INCREASE WATER	10% INCREASE SEWER
APPROPRIATIONS		**29,539,155**	**4,417,533**	**5,522,514**
TOTAL REVENUE		**14,714,732**	**4,417,533**	**5,522,514**
BALANCE OF APPROPRIATIONS		**14,824,423**	**-**	**-**
FUND BALANCE APPROPRIATIONS				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(275,000)**		
Tax Levy:		**14,549,423**		
Allowable levy at tax cap	14,549,423			
Amount below cap	-			

		HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution		**10,532,761**	**4,016,662**	**14,549,423**
Base Proportion:		***72.392980***	***27.607020***	***100.00***
Rates:	***2027 Tax Rates***	**5.433298**	**8.250437**	
	2026 Tax Rates	**5.489724**	**8.710794**	
	Percentage Increase/Decrease	***-1.0279%***	***-5.2849%***	
Assessed Values:				
09/18/26 - TENTATIVE ROLL		***1,938,557,544***	***486,842,338***	***2,425,399,882***
11/20/25 - FINAL ROLL		***1,821,200,389***	***445,694,113***	***2,266,894,502***
	Percentage Increase	***6.44%***	***9.23%***	***6.99%***
	Dollar change	117,357,155	41,148,225	158,505,380

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,406	54,000	54,000	54,866	66,000	66,000	48,231	66,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	12,500	10,000	10,000	12,500	10,000	10,000	-	12,500	
A1010	416000	MATERIALS & SUPPLIES	512	500	500	116	500	500	355	500	
A1010	443200	TRAINING	-	500	500	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	10,749	11,383	11,501	11,501	12,468	12,468	12,306	13,167	
A1010	452000	CONSULTANT	17,270	13,680	13,680	13,104	14,088	14,088	5,768	7,944	
A1010	452010	GRANT WRITING CONSULTANT	-	8,000	7,882	-	4,000	4,000	-	4,000	
A1010	452020	COUNCIL INITIATIVES	-	75,000	25,000	-	100,000	100,000	-	100,000	
A1010	455000	VIDEOGRAPHER	20,600	22,600	22,600	21,125	22,600	22,600	13,808	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	2,618	10,000	10,000	-	10,000	
A1010	820000	SOCIAL SECURITY	4,485	4,896	4,896	4,189	5,814	5,814	3,472	6,005	
TOTAL CITY COUNCIL			**120,522**	**210,559**	**160,559**	**120,019**	**245,970**	**245,970**	**83,940**	**243,216**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,302	25,000	25,000	25,481	30,000	30,000	21,923	30,000	
A1210	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A1210	220000	OFFICE EQUIPMENT	-	150	150	137	-	-	-	-	
A1210	416000	MATERIALS & SUPPLIES	279	1,000	1,000	778	600	775	774	600	
A1210	443200	TRAINING	-	835	835	51	835	112	65	500	
A1210	462000	TRAVEL						98	98	100	
A1210	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1210	820000	SOCIAL SECURITY	7,189	1,913	7,767	7,024	2,295	2,295	1,475	2,295	
TOTAL MAYOR			**32,770**	**28,898**	**34,752**	**33,471**	**33,730**	**33,280**	**24,335**	**33,495**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	218,572	223,268	233,315	237,509	260,685	260,685	185,834	301,000	
A1230	105200	SICK LEAVE BONUS	1,200	1,200	2,000	2,000	2,000	2,000	1,000	1,000	
A1230	190000	SEVERANCE/RETIREMENT							27,736	-	
A1230	250000	PURCHASE EQUIPMENT	-	500	-	-	500	500	-	-	
A1230	416000	MATERIALS & SUPPLIES	217	300	100	44	300	300	210	300	
A1230	443200	TRAINING								500	
A1230	447200	REPAIR OF EQUIPMENT	-	-	700	700	750	750	-	750	
A1230	462000	TRAVEL	30	-	-	6	-	-	-	-	
A1230	820000	SOCIAL SECURITY	11,040	17,172	12,147	12,190	20,095	20,095	15,567	23,103	
TOTAL ADMINISTRATOR			**231,059**	**242,440**	**248,262**	**252,449**	**284,330**	**284,330**	**230,347**	**326,653**	
1325 FINANCE											
A1325	101000	REGULAR SALARIES	376,195	393,911	415,036	419,595	441,391	441,391	322,233	480,993	
A1325	105000	OVERTIME	10,270	10,000	20,000	20,590	16,000	16,000	15,585	17,000	
A1325	105200	SICK LEAVE BONUS	1,159	600	1,000	1,000	3,000	3,000	3,000	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	2,500	2,500	2,500	1,250	2,500	
A1325	416000	MATERIALS & SUPPLIES	5,264	4,000	5,000	3,932	4,000	4,000	2,524	4,500	
A1325	440700	ANNUAL AUDIT	48,250	40,000	40,580	50,750	40,000	40,000	10,000	44,000	
A1325	440702	GASB 75 VALUATION	19,500	5,000	9,750	9,750	20,000	20,000	10,000	10,000	
A1325	441500	SOFTWARE & SUPPORT	58,561	62,000	58,640	8,443	65,000	65,000	70,594	70,000	
A1325	443200	TRAINING	-	6,000	1,250	-	6,000	6,000	-	9,700	
A1325	452000	CONSULTANT	9,068	-	-	-	-	-	-	-	
A1325	462000	TRAVEL	-	1,000	-	-	1,000	1,000	-	500	
A1325	467000	ASSOCIATION DUES	-	650	650	292	650	650	-	650	
A1325	820000	SOCIAL SECURITY	28,795	31,328	32,978	32,024	35,411	35,411	24,711	38,517	
TOTAL FINANCE			**562,062**	**559,489**	**589,884**	**548,876**	**634,952**	**634,952**	**459,897**	**681,360**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	120	120		500	500	500	500	
A1355	109100	PART TIME CLERICAL	17,029	21,900	22,886	22,824	24,147	24,147	18,984	26,706	
A1355	416000	MATERIALS & SUPPLIES	-	750	750	688	500	500	63	500	
A1355	443200	TRAINING	-	500	500	37	500	500	-	500	
A1355	450200	APPRAISERS	-	8,000	7,000	2,500	6,000	-	-	5,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	58,416	61,000	61,000	60,990	62,820	69,490	69,490	71,575	
A1355	462000	TRAVEL			30	30					
A1355	820000	SOCIAL SECURITY	1,303	1,685	1,685	1,746	1,885	1,885	1,491	2,081	
TOTAL ASSESSMENT			**76,748**	**93,955**	**93,971**	**88,815**	**96,352**	**97,022**	**90,528**	**106,862**	
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,619	13,000	13,000	11,967	14,000	13,330	-	14,000	
TOTAL TAX ADVERTISING & EXPENSE			**12,619**	**13,000**	**13,000**	**11,967**	**14,000**	**13,330**	**-**	**14,000**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIF	-	1,000	1,000	-	1,000	-	-	1,000	
TOTAL PROPERTY ACQUIRED			**-**	**1,000**	**1,000**	**-**	**1,000**	**-**	**-**	**1,000**	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	25,000		25,000	25,000	-	25,000	
A1380	461202	ANNUAL FILING STATEMENT	1,861	2,600	2,600	3,591	2,900	2,900	-	2,900	
TOTAL FISCAL AGENT FEES			**1,861**	**27,600**	**27,600**	**3,591**	**27,900**	**27,900**	**-**	**27,900**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	118,988	122,416	127,925	130,801	137,745	137,745	100,559	153,932	
A1410	105000	OVERTIME	-	500	500	322	750	750	355	600	
A1410	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A1410	120000	HEALTH INSURANCE BUY-OUT	1,250	-	-	-	-	-	-		
A1410	416000	MATERIALS & SUPPLIES	1,847	2,000	2,018	2,367	2,500	2,500	1,599	2,100	
A1410	440801	FILING FEE COUNTY CLERK	-	100	100	-	100	100	-	100	
A1410	441000	BOOK BINDING	2,986	3,500	3,482	-	3,500	3,500	-	3,500	
A1410	441400	CODIFICATION	6,966	13,500	13,095	7,430	10,000	10,000	4,009	7,500	
A1410	441500	SOFTWARE & SUPPORT	17,815	17,815	18,220	18,220	18,340	18,340	9,866	20,000	
A1410	443200	TRAINING	1,999	2,600	2,600	2,490	2,600	2,600	2,292	4,700	
A1410	447000	RENTAL OF EQUIPMENT	2,017	2,100	2,100	1,553	2,100	2,100	2,071	2,100	
A1410	465000	POSTAGE	13,802	13,500	13,500	13,611	15,000	15,000	10,421	15,000	
A1410	467000	ASSOCIATION DUES	100	410	410	430	410	410	330	430	
A1410	470100	ADVERTISING	1,637	2,000	2,000	962	1,800	1,800	146	1,800	
A1410	820000	SOCIAL SECURITY	8,832	9,403	9,823	9,509	10,595	10,595	7,333	11,822	
TOTAL CITY CLERK			**178,239**	**189,844**	**195,773**	**187,695**	**205,440**	**205,440**	**138,981**	**223,584**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1420 LAW											
A1420	450400	ATTORNEYS	115,090	115,000	115,000	111,813	115,000	115,000	66,220	115,000	
A1420	450433	TAX CERTIORARI MATTERS	5,382	11,000	11,000	13,231	11,000	11,000	7,200	11,000	
A1420	450436	IN REM	8,013	10,000	15,000	32,308	10,000	10,000	7,754	15,000	
A1420	450437	PROPERTY ASSESSMENT SETTLI	7,449	15,000	5,900	-	15,000	15,000	-	10,000	
A1420	450439	CSEA MATTERS	-	2,500	2,500	-	2,500	2,500	264	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	2,500	2,500	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	329	5,000	5,000	3,948	5,000	5,000	-	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	5,138	15,000	7,500	5,969	10,000	10,000	8,400	10,000	
A1420	450461	TRAFFIC COURT	24,000	31,200	31,200	31,414	33,000	33,000	19,279	33,000	
A1420	450464	FIREHOUSES			41,089	33,589	-	-	-	-	
A1420	450600	ARBITRATORS	-	3,000	3,000	1,500	3,000	4,579	4,579	3,000	
A1420	456500	CIVIL ACTION EXPENSE	211	10,000	-	-	10,000	8,421	-	8,000	
TOTAL LAW			**165,612**	**220,200**	**239,689**	**233,772**	**217,000**	**217,000**	**113,696**	**215,000**	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	139,747	149,010	153,656	153,115	167,836	167,836	122,437	179,836	
A1430	105200	SICK LEAVE BONUS	-	-	1,000	1,000	1,000	1,000	1,000	1,000	
A1430	120000	HEALTH INSURANCE BUY-OUT	-	-	-	1,836	2,500	2,500	1,042	-	
A1430	416000	MATERIALS & SUPPLIES	23	1,200	1,200	1,188	1,000	1,000	-	1,000	
A1430	443200	TRAINING	1,321	9,200	5,262	1,361	5,700	5,700	1,066	4,700	
A1430	453800	WORKPLACE SERVICES	5,758	7,200	11,138	11,132	7,800	7,800	7,349	7,800	
A1430	467000	ASSOCIATION DUES	519	600	600	479	650	650	-	650	
A1430	470100	ADVERTISING	-	500	500	-	1,000	1,000	-	500	
A1430	820000	SOCIAL SECURITY	10,253	11,399	11,399	11,476	12,839	12,839	9,105	13,757	
TOTAL HUMAN RESOURCES			**157,621**	**179,109**	**184,755**	**181,587**	**200,325**	**200,325**	**141,999**	**209,243**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	38,737	38,000	47,013	53,537	46,000	46,000	35,027	45,000	
TOTAL ENGINEERING			**38,737**	**38,000**	**47,013**	**53,537**	**46,000**	**46,000**	**35,027**	**45,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	68,918	68,425	71,475	72,802	74,877	74,877	54,718	78,205	
A1620	105000	OVERTIME	2,733	2,400	2,400	3,287	3,000	3,000	2,108	3,000	
A1620	119000	CLOTHING ALLOWANCE	650	650	650	650	650	650	-	650	
A1620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	1,250	2,500	
A1620	411000	CLEANING SUPPLIES	7,872	9,500	9,500	6,904	9,500	9,500	5,700	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	12,979	15,700	14,700	15,106	15,140	15,140	9,492	15,662	
A1620	412630	MASE HOOK & LADDER GAS HEA	4,301	1,100	4,927	8,502	-	-	2,936	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	5,755	10,000	9,490	7,801	9,770	9,770	6,330	10,444	
A1620	413100	EV CHARGING STATIONS	3,780	-	2,500	1,970	5,500	5,500	5,900	3,760	
A1620	416000	MATERIALS & SUPPLIES	7,620	9,500	12,087	9,955	11,000	11,000	5,947	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	47,893	-	-	-		
A1620	422005	WELCOME CENTER ELECTRIC	2,909	3,000	2,000	7,953	2,100	2,100	1,070	1,766	
A1620	422010	BEACON ENGINE ELECTRIC			2,878	9,426	-	860	860	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	11,608	15,600	28,100	37,541	30,900	30,900	24,659	40,688	
A1620	422030	MASE HOOK & LADDER ELECTRI	2,725	-	1,427	17,205	-	-	571	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	2,770	-	-	-		
A1620	422062	AREA LIGHTS ELECTRIC	535	500	500	610	525	525	378	624	
A1620	422098	CHARGING STATION ELECTRIC	2,053			19,213	23,900	22,900	7,823	12,907	
A1620	442000	EXTERMINATOR	370	3,000	3,000	1,714	3,000	3,000	1,346	3,000	
A1620	444000	JANITORIAL SERVICE	1,350	3,000	4,831	2,906	3,000	3,000	-	5,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	49,397	65,000	62,250	38,281	60,000	60,000	34,009	58,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	19,169	9,250	24,000	24,000	-	15,000	
A1620	447300	MAINTENANCE OF REAL PROPER	1,675	7,000	4,987	1,944	7,000	7,000	2,259	7,000	
A1620	447301	MAINTENANCE OF MUNICIPAL CE	11,666	15,000	12,300	22,408	15,000	16,000	11,379	23,000	
A1620	447302	MAINTENANCE OF MEMORIAL BL	184	5,000	1,097	265	5,000	5,000	-	14,000	
A1620	447307	MAINTENANCE OF FIREHOUSE	2,833	3,000	2,500	12,430	3,000	1,782	-	-	
A1620	820000	SOCIAL SECURITY	5,720	5,659	5,892	6,010	6,199	6,199	4,492	6,453	
TOTAL PUBLIC BUILDINGS			**210,133**	**269,534**	**281,160**	**367,296**	**315,561**	**315,203**	**183,227**	**322,159**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT	9,022	-	-	-	-	-	-		
A1650	423000	TELEPHONES	39,363	35,500	38,500	44,753	46,500	46,500	36,340	51,000	
A1650	423001	CELL PHONES	11,451	12,510	12,510	11,843	12,558	12,558	8,255	12,472	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**59,836**	**48,010**	**51,010**	**56,596**	**59,058**	**59,058**	**44,595**	**63,472**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,460	2,520	2,520	2,462	2,500	2,500	1,608	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,627	2,640	2,640	2,422	2,800	2,800	1,853	2,700	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,613	7,740	7,740	7,578	7,800	7,800	6,288	7,700	
TOTAL CENTRAL PRINTING			**12,700**	**12,900**	**12,900**	**12,462**	**13,100**	**13,100**	**9,749**	**12,900**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	68,226	58,716	58,336	55,939	42,266	42,266	1,718	75,588	
A1680	410400	WEB SITE FEES	9,085	8,785	9,165	9,165	8,863	10,215	10,214	9,195	
A1680	444100	LICENSE/PERMITS	30,692	47,591	47,591	39,203	58,935	58,935	69,507	77,380	
A1680	452003	IT CONSULTANT	66,781	65,100	65,100	60,237	65,100	65,100	57,020	65,100	
TOTAL TECHNOLOGY			**174,784**	**180,192**	**180,192**	**164,544**	**175,164**	**176,516**	**138,459**	**227,263**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	553,767	605,880	609,876	610,107	653,229	653,229	636,581	668,410	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	3,844	2,800	2,800	2,654	3,200	3,200	371	3,200	
A1910	434000	INSURANCE DEDUCTIBLES	-	8,000	500	25,000	8,000	6,000	-	8,000	
TOTAL INSURANCE			**557,611**	**616,680**	**613,176**	**637,761**	**664,429**	**662,429**	**636,952**	**679,610**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	550	450	575	575	575	1,600	1,600	575	
A1920	467100	ASSOCIATION DUES-NYCOM	5,326	5,491	5,366	5,326	5,326	5,326	5,326	5,326	
TOTAL MUNICIPAL DUES			**5,876**	**5,941**	**5,941**	**5,901**	**5,901**	**6,926**	**6,926**	**5,901**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	33,331	36,351	16,862	16,891	-	-	-	-	
TOTAL GENERAL ADMINISTRATION			**33,331**	**36,351**	**16,862**	**16,891**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	250,000	6,760	-	50,000	-	-	30,000	
A1990	400004	CONTINGENCY RETIREMENT	-	124,000	48,591	-	50,000	27,538	-	50,000	
TOTAL CONTINGENCY			**-**	**374,000**	**55,351**	**-**	**100,000**	**27,538**	**-**	**80,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	159,858	160,155	164,276	170,104	175,581	175,581	129,044	185,500	
A3120	101000	REGULAR SALARIES	2,400,304	2,776,046	2,536,046	2,495,097	2,952,322	2,952,322	2,017,476	3,139,680	
A3120	102000	CROSSING GUARD SALARIES	59,241	64,000	64,000	58,079	68,000	68,000	37,828	68,000	
A3120	105000	OVERTIME	1,036,569	1,045,390	1,250,390	1,176,465	1,093,576	1,093,576	563,358	1,001,915	
A3120	105001	OVERTIME-BUCKLE UP NY	1,028	2,000	2,000	-	2,000	2,000	931	2,000	
A3120	105004	OVERTIME-STOP DWI	2,861	5,500	5,500	1,020	5,500	5,500	1,821	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	12,791	13,000	13,000	7,558	8,000	8,000	7,455	15,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	3,413	4,000	4,000	-	4,000	4,000	2,583	4,000	
A3120	105018	OT - EVENTS	11,281	12,500	12,500	5,890	12,500	12,500	7,115	13,059	
A3120	105021	OT - FILMS	5,037	10,000	10,000	1,783	10,000	10,000	-	10,000	
A3120	105200	SICK LEAVE BONUS	9,751	12,540	12,540	7,250	8,886	8,886	5,291	13,750	
A3120	105204	SECONDARY LANGUAGE	2,495	3,000	3,000	2,719	4,000	4,000	-	4,400	
A3120	106000	CLERICAL SALARIES	67,153	66,247	71,726	72,989	72,321	72,321	54,740	75,482	
A3120	106001	POLICE ASSISTANT	125,537	142,498	148,872	154,141	162,862	162,862	115,604	173,212	
A3120	108001	HOLIDAY PAY	105,160	123,056	123,056	111,057	122,001	122,001	4,386	156,084	
A3120	119000	CLOTHING ALLOWANCE	21,507	20,900	20,900	17,377	20,900	21,300	23,300	23,200	
A3120	120000	HEALTH INSURANCE BUYOUT	15,000	17,500	17,500	12,500	15,000	13,500	1,250	16,250	
A3120	190000	SEVERANCE/RETIREMENT PAY	148,426	-	-	6,693	-	18,885	18,885		
A3120	220001	COMPUTER EQUIPMENT	23,871	16,943	16,943	16,249	18,153	18,153	11,623	22,413	
A3120	250000	EQUIPMENT	23,706	11,547	16,763	15,312	4,409	4,409	8,536	2,000	
A3120	251200	BODY ARMOR	9,337	13,072	15,000	12,042	12,290	12,290	2,255	12,290	
A3120	412400	FIREARMS	38,734	38,791	40,963	29,315	40,211	40,211	22,711	46,795	
A3120	412401	LESS LETHAL	8,078	21,838	21,838	21,146	11,678	11,678	3,195	12,453	
A3120	413000	GAS & DIESEL	30,275	35,820	30,287	29,972	30,421	30,421	22,558	35,627	
A3120	416000	MATERIALS & SUPPLIES	12,162	17,510	17,557	11,745	18,000	17,850	7,050	18,540	
A3120	416800	TICKETS	16,916	20,000	17,765	11,870	20,000	20,000	664	18,000	
A3120	418900	TRAFFIC LIGHTS	12,640	11,000	18,203	28,567	22,000	22,000	10,662	25,000	
A3120	419000	CLOTHING REPAIRS	235	700	700	-	700	700	-	700	
A3120	422015	CAMERA ELECTRIC	395	500	500	601	525	525	303	501	
A3120	440200	AUTO BODY REPAIRS	-	6,000	6,000	3,570	5,000	5,000	-	5,000	
A3120	443200	TRAINING	13,906	26,000	19,421	4,522	24,000	24,000	2,937	22,000	
A3120	443203	CANDIDATE EVALUATION	3,859	9,750	9,750	3,300	8,000	8,000	2,007	6,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A3120	445100	MAINTENANCE OF EQUIPMENT	41,943	51,004	51,004	17,293	50,692	50,692	43,955	50,543	
A3120	447000	RENTAL OF EQUIPMENT	34,297	47,916	47,916	34,321	49,169	49,169	32,071	49,169	
A3120	447200	REPAIR OF EQUIPMENT	20,103	32,000	32,000	23,321	32,000	32,000	12,564	32,000	
A3120	452021	CASE MANANGEMENT	81,233	90,000	90,000	88,500	95,000	95,000	70,000	104,500	
A3120	453000	MEDICAL EMERGENCY SERVICES	651	1,000	1,000	644	1,000	1,000	567	1,000	
A3120	462000	TRAVEL	716	1,000	918	1,030	1,000	1,000	738	1,000	
A3120	464000	MEALS, LAUNDRY	214	500	582	344	500	500	92	500	
A3120	467000	ASSOCIATION DUES	1,300	3,000	3,000	1,300	2,000	2,150	2,000	2,000	
A3120	479800	YOUTH PROGRAM	896	7,000	7,000	2,188	11,000	11,000	3,964	11,000	
A3120	810000	RETIREMENT	1,139,848	1,414,142	1,406,642	1,277,060	1,535,183	1,535,183	-	1,640,104	
A3120	820000	SOCIAL SECURITY	286,806	342,592	343,814	287,204	362,415	362,415	207,872	375,388	
TOTAL POLICE			**5,989,533**	**6,697,957**	**6,674,872**	**6,222,138**	**7,092,795**	**7,110,580**	**3,459,391**	**7,401,555**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	542,667	669,638	669,638	694,746	714,237	714,237	529,227	757,099	
A3130	105000	OVERTIME	122,694	117,104	152,104	140,222	147,394	147,394	95,135	164,458	
A3130	105200	SICK LEAVE BONUS	2,500	3,500	3,500	2,500	1,000	1,000	750	1,000	
A3130	105202	ON-CALL STIPEND	15,875	15,600	15,600	15,950	15,600	15,600	13,650	20,800	
A3130	106000	CLERICAL SALARIES	66,660	65,914	68,808	70,072	72,029	72,029	52,624	59,259	
A3130	108001	HOLIDAY PAY	36,023	29,044	29,044	34,057	29,085	29,085	-	37,855	
A3130	119000	CLOTHING ALLOWANCE	4,350	4,200	4,200	4,200	4,200	5,300	5,300	4,800	
A3130	120000	HEALTH INSURANCE BUY	1,250	2,500	2,500	-	-	-	-	2,500	
A3130	190000	SEVERANCE/RETIREMENT PAY	98,729	-	-	-	-	-	-		
A3130	250000	EQUIPMENT	14,211	-	-	-	-	-	-		
A3130	416000	MATERIALS & SUPPLIES	7,125	7,000	8,321	7,102	7,000	7,000	5,870	8,000	
A3130	445100	MAINTENANCE OF EQUIPMENT	9,052	10,000	15,000	15,000	18,000	18,000	16,395	25,000	
A3130	462002	PRISONER TRANSPORT	862	2,000	2,000	810	2,000	2,000	738	2,000	
A3130	468200	TOWING/IMPOUNDS	1,015	2,000	2,000	640	1,500	1,500	-	2,000	
A3130	820000	SOCIAL SECURITY	64,104	69,233	69,454	71,537	75,241	75,325	51,733	79,963	
TOTAL DETECTIVES			**987,117**	**997,733**	**1,042,169**	**1,056,836**	**1,087,286**	**1,088,470**	**771,422**	**1,164,734**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	119,921	122,700	128,221	122,308	120,000	120,000	87,692	160,000	
A3410	101000	REGULAR SALARIES	1,264,230	1,222,122	1,222,122	1,246,457	1,407,834	1,407,834	1,012,308	1,646,621	
A3410	103701	HEALTH CARE WORKER BONUS	4,500	-	-	-	-	-	-		
A3410	105101	OVERTIME	287,094	391,769	391,769	344,049	436,032	436,032	266,084	440,000	
A3410	105200	SICK LEAVE BONUS	11,073	13,100	13,500	13,500	16,329	16,329	15,328	17,000	
A3410	108002	KELLY DAYS	45,649	60,634	60,634	57,988	70,304	70,304	-	77,029	
A3410	119000	CLOTHING ALLOWANCE	600	11,200	11,200	11,041	12,450	12,450	12,450	12,050	
A3410	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	15,000	15,000	15,000	5,000	16,250	
A3410	190000	SEVERANCE/RETIREMENT	-	-	-	18,364	-	-	-		
A3410	250000	EQUIPMENT	99,149	53,614	67,411	63,523	53,321	69,901	39,564	50,008	
A3410	413000	GAS & DIESEL	26,229	25,238	25,238	22,759	21,360	21,360	16,877	26,233	
A3410	416000	MATERIALS & SUPPLIES	8,066	9,000	12,024	11,648	11,000	11,000	5,035	12,500	
A3410	432201	VOLUNTEER SERVICE AWARD PF	53,242	57,000	57,000	56,996	55,000	55,503	55,503	53,944	
A3410	441500	COMPUTER SUPPORT/DATA	6,196	12,238	9,872	9,155	12,834	12,834	9,155	13,486	
A3410	443200	RECRUIT & OFFICER TRAINING	10,483	21,000	15,000	4,430	23,620	23,620	6,830	21,000	
A3410	445100	MAINTENANCE OF EQUIPMENT	24,554	36,547	31,547	23,906	43,058	43,058	27,339	51,480	
A3410	447200	REPAIR OF EQUIPMENT	74,479	28,000	68,000	64,649	50,000	50,000	39,026	50,000	
A3410	453700	EMPLOYEE PHYSICALS	4,150	10,850	10,850	8,537	11,643	11,140	9,093	12,209	
A3410	454010	AMBULANCE SERVICES	218,000	226,400	223,376	223,376	232,045	232,045	152,038	450,000	
A3410	454400	ASSISTANT CHIEF STIPEND	10,000	10,000	10,000	10,000	12,000	12,000	9,000	12,000	
A3410	461900	FIRE PREVENTION	863	900	900	897	900	900	-	900	
A3410	462000	TRAVEL	66	1,200	1,200	77	1,200	1,200	880	1,200	
A3410	467000	ASSOCIATION DUES	700	1,040	1,040	740	1,040	1,040	225	1,040	
A3410	810000	RETIREMENT	381,045	525,826	518,326	454,565	585,252	585,252	-	590,166	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	-	
A3410	820000	SOCIAL SECURITY	122,371	139,729	140,182	132,827	158,925	158,925	102,144	181,225	
TOTAL FIRE			**2,846,164**	**3,054,181**	**3,093,486**	**2,985,296**	**3,420,221**	**3,436,801**	**1,871,571**	**3,896,341**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	36	400	500	410	500	500	480	1,000	
A3510	416000	MATERIALS & SUPPLIES	225	250	150	-	250	250	188	250	
A3510	459300	VETERINARY SERVICES	6,872	600	500	-	600	600	-	600	
A3510	459301	DOG HOUSING	750	1,500	1,600	1,550	2,500	2,500	525	2,000	
A3510	820000	SOCIAL SECURITY	2	31	31	31	38	38	37	77	
TOTAL ANIMAL CONTROL			**7,885**	**2,781**	**2,781**	**1,991**	**3,888**	**3,888**	**1,230**	**3,927**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	352,749	362,666	382,462	370,030	398,778	398,778	288,801	428,708	
A3620	103100	TEMPORARY POSITION	2,100	-	-	-	-	-	-	9,600	
A3620	105000	OVERTIME	301	500	1,035	705	1,000	1,000	799	2,000	
A3620	105200	SICK LEAVE BONUS	1,728	2,015	2,400	2,400	3,400	3,808	3,808	2,400	
A3620	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	4,500	7,021	5,000	5,000	3,333	5,000	
A3620	190000	SEVERANCE/RETIREMENT				15,465			-		
A3620	250000	EQUIPMENT		8,820	8,968	8,773	2,750	2,750	-	1,500	
A3620	411900	EDUCATIONAL SUPPLIES	-	3,410	3,262	-	3,400	1,102	-	4,114	
A3620	413000	GAS & DIESEL	2,285	2,027	2,027	1,600	1,616	1,616	1,385	1,910	
A3620	416000	MATERIALS & SUPPLIES	892	1,000	1,107	2,885	1,000	1,000	851	1,500	
A3620	441500	SOFTWARE & SUPPORT	53,601	16,700	16,700	9,085	17,936	19,826	19,826	21,000	
A3620	443200	TRAINING	1,855	2,100	2,100	1,500	2,310	2,310	1,860	3,810	
A3620	447200	REPAIR OF EQUIPMENT	-	2,000	2,129	621	2,200	2,200	275	2,500	
A3620	820000	SOCIAL SECURITY	28,056	28,319	29,737	29,706	31,226	31,226	22,099	34,250	
TOTAL BUILDING DEPT			**448,567**	**434,557**	**456,427**	**449,791**	**470,616**	**470,616**	**343,037**	**518,292**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	113,576	112,000	121,542	123,695	122,892	122,892	94,532	135,000	
A5110	101000	REGULAR SALARIES	1,086,438	1,154,015	1,205,458	1,129,714	1,277,899	1,277,899	829,774	1,353,366	
A5110	103100	TEMPORARY POSITION	12,245	18,240	18,240	18,195	19,200	19,200	19,193	20,160	
A5110	105000	OVERTIME	68,980	36,000	36,000	67,736	45,000	45,000	27,592	65,000	
A5110	105200	SICK LEAVE BONUS	2,415	3,500	5,581	5,581	5,000	6,431	6,430	8,000	
A5110	112500	MEALS	1,176	750	750	581	1,000	1,000	399	1,000	
A5110	119000	CLOTHING ALLOWANCE	8,429	9,425	9,425	8,068	9,425	9,425	650	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	5,000	5,000	5,000	1,250	2,500	
A5110	190000	SEVERANCE/RETIREMENT PAY			75,409	75,409	-	1,864	1,863	-	
A5110	250000	EQUIPMENT	-	17,500	17,500	14,710	16,500	16,500	14,759	16,500	
A5110	410100	ANTI-FREEZE	-	500	510	510	1,000	1,000	-	1,000	
A5110	411200	CONCRETE/CEMENT	813	5,000	3,765	3,736	4,500	3,000	682	2,500	
A5110	411300	BLACKTOP	2,167	4,500	4,900	4,077	4,500	6,000	3,710	6,500	
A5110	412300	FENCE	-	600	600	-	600	600	360	600	
A5110	412801	FLAGS	2,200	2,500	2,500	2,200	2,500	2,500	2,307	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,000	6,000	6,000	4,487	6,000	6,000	396	6,000	
A5110	413000	GAS & DIESEL	50,610	61,011	59,736	59,014	55,170	55,170	34,900	71,058	
A5110	413001	BVAC GAS	11,380	17,138	17,138	12,500	16,182	16,182	11,921	20,442	
A5110	413002	VEHICLE OIL	2,152	6,000	4,800	-	6,000	6,000	6,781	7,000	
A5110	413200	GRATES	6,007	6,000	5,500	1,851	5,000	5,000	2,471	5,000	
A5110	413500	GREASE & LUBES	487	750	750	-	750	750	-	750	
A5110	415400	TOOLS	2,085	3,000	2,900	3,141	3,000	3,000	427	3,000	
A5110	416000	MATERIALS & SUPPLIES	22,283	20,000	28,648	24,078	26,000	33,276	19,111	30,000	
A5110	416300	PAINTS	-	1,000	400	-	1,000	1,000	-	1,000	
A5110	416400	PIPE	-	1,000	1,000	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	2,517	2,000	3,380	1,459	1,500	1,500	-	1,500	
A5110	417100	ROAD MARKINGS	33,258	60,000	60,000	36,060	45,000	37,500	-	30,000	
A5110	417200	GUARD RAILS	-	3,000	3,000	-	2,000	2,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	1,422	2,500	2,500	1,539	2,500	2,500	1,599	2,500	
A5110	417900	SIGNS & POSTS	5,833	10,000	10,000	9,004	9,000	9,000	6,000	10,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A5110	418200	STONE	-	3,000	3,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	6,467	11,000	11,000	3,404	11,000	11,000	4,581	11,000	
A5110	418800	TAR	-	30,000	24,811	-	30,000	21,305	-	25,000	
A5110	419000	UNIFORM CLEANING	1,523	1,600	1,600	1,655	2,000	2,000	1,499	2,500	
A5110	419600	WEED CONTROL	2,559	4,500	3,120	1,101	4,500	4,500	818	3,300	
A5110	419700	WELDING SUPPLIES	-	500	500	-	1,000	1,000	-	1,000	
A5110	422081	DPW ELECTRIC	3,889	3,700	3,700	15,236	3,885	3,885	2,002	3,304	
A5110	424001	DPW WATER & SEWER	1,000	1,600	1,600	1,463	1,600	1,600	586	1,600	
A5110	441500	COMPUTER SOFTWARE/SUPPORT						3,525		-	
A5110	443200	TRAINING	500	2,500	2,500	600	2,500	2,500	195	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	200	1,000	1,000	150	1,000	1,000	614	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	44,419	45,000	47,500	45,437	45,000	51,000	24,354	61,500	
A5110	447000	RENTAL OF EQUIPMENT	261	3,000	3,000	130	2,000	2,000	-		
A5110	447200	REPAIR OF EQUIPMENT	69,165	85,000	83,377	70,581	85,000	80,224	37,402	88,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	-	1,265	1,265	-	1,500	
A5110	447214	REPAIR OF BUS SHELTERS	1,549	1,500	1,500	-	1,500	1,500	-	1,000	
A5110	447300	REPAIR OF REAL PROPERTY	1,517	5,000	5,211	3,885	5,000	5,000	966	4,500	
A5110	448000	TREE MAINTENANCE	13,831	30,000	30,000	24,771	26,000	26,000	13,580	26,000	
A5110	462000	TRAVEL	68	150	150	59	150	150	88	150	
A5110	820000	SOCIAL SECURITY	91,924	102,428	107,253	101,782	113,634	113,634	70,041	121,976	
TOTAL HIGHWAY			**1,684,610**	**1,901,672**	**2,045,019**	**1,882,599**	**2,035,152**	**2,034,277**	**1,243,833**	**2,174,131**	
5142 SNOW											
A5142	105000	OVERTIME	48,873	90,000	90,000	92,112	90,000	110,000	94,353	90,000	
A5142	112500	MEALS	1,043	2,000	2,000	2,359	2,000	2,000	2,524	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	25,500	
A5142	416000	MATERIALS & SUPPLIES	2,397	4,000	3,800	2,588	4,000	4,000	4,072	4,000	
A5142	417600	SAND & SALT	59,444	120,000	117,200	87,924	120,000	120,000	128,551	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	-	-	2,000	2,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	32,579	35,000	40,500	41,554	34,000	66,000	56,927	35,000	
A5142	820000	SOCIAL SECURITY	3,618	7,038	7,038	6,822	7,038	7,038	7,088	7,038	
TOTAL SNOW			**147,954**	**262,538**	**262,038**	**233,359**	**260,538**	**312,538**	**293,515**	**285,538**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	13,033	12,000	12,000	3,090	10,000	10,000	1,288	7,500	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	3,789	3,788	3,000	6,170	5,170	1,500	
TOTAL STREET LIGHTS			**13,033**	**13,500**	**15,789**	**6,878**	**13,000**	**16,170**	**6,458**	**9,000**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	20,000	17,716	17,716	20,000	20,000	20,000	-	25,000	
TOTAL BUS OPERATIONS			**20,000**	**17,716**	**17,716**	**20,000**	**20,000**	**20,000**	**-**	**25,000**	
6150 FOOD ASSISTANCE											
A6150	470500	COMMUNITY OUTREACH	-	-	50,000	21,050	-	-	-	-	
TOTAL FOOD ASSISTANCE			**-**	**-**	**50,000**	**21,050**	**-**	**-**	**-**	**-**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7110 PARK											
A7110	101000	REGULAR SALARIES	152,834	150,442	157,113	159,892	167,465	167,465	119,909	175,147	
A7110	103100	TEMPORARY POSITION	39,821	36,480	36,480	45,962	38,400	38,400	27,995	40,320	
A7110	105000	OVERTIME	4,120	4,500	4,500	2,159	4,500	4,500	3,076	4,500	
A7110	105020	OT BATHROOMS	155	600	600	299	500	500	440	500	
A7110	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A7110	112500	MEALS	119	100	100	63	100	100	49	100	
A7110	119000	CLOTHING ALLOWANCE	1,300	1,300	1,300	1,300	1,300	1,300	-	1,300	
A7110	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A7110	250000	EQUIPMENT	-	18,000	18,000	15,859	2,000	2,000	290	1,500	
A7110	411000	CLEANING SUPPLIES	814	2,000	2,000	1,398	1,500	1,500	604	2,000	
A7110	412300	FENCE	-	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,200	6,625	6,625	5,290	4,839	4,839	4,730	5,897	
A7110	415400	TOOLS	238	750	750	-	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	2,666	6,000	6,000	2,705	4,000	4,000	1,493	3,500	
A7110	416300	PAINTS	-	1,000	1,000	-	1,000	1,000	-	750	
A7110	419600	WEED CONTROL	708	1,500	1,500	-	1,000	1,000	204	1,000	
A7110	422095	PARK ELECTRIC	6,869	7,000	7,000	16,288	7,350	5,509	4,142	6,834	
A7110	444000	JANITOR SERVICE	20,514	30,320	22,820	13,820	11,845	13,686	13,055	11,923	
A7110	447200	REPAIR OF EQUIPMENT	3,356	4,000	8,053	4,833	4,000	4,000	1,964	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	-	12,000	36,947	26,904	3,000	3,000	576	2,000	
A7110	448000	TREE MAINTENANCE	6,111	9,000	9,000	-	9,000	9,000	1,950	8,000	
A7110	820000	SOCIAL SECURITY	14,378	14,751	15,261	15,096	16,238	16,238	11,073	16,973	
TOTAL PARK			**259,203**	**306,618**	**335,299**	**311,868**	**279,037**	**279,037**	**191,550**	**287,244**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	43,333	47,500	47,500	60,804	49,875	49,875	64,676	81,200	
A7112	416000	MATERIALS & SUPPLIES	660	1,500	1,986	1,886	1,250	1,250	530	2,300	
A7112	422096	SETTLEMENT CAMP ELECTRIC	1,277	1,300	10,800	18,984	9,200	9,200	9,112	15,044	
A7112	444000	JANITOR SERVICE	4,975	5,000	5,500	5,500	5,665	5,665	-	6,000	
A7112	445100	MAINTENANCE OF EQUIPMENT	6,438	4,000	7,275	4,638	7,500	7,500	869	7,000	
A7112	447300	REPAIR OF REAL PROPERTY	6,617	26,800	9,953	2,858	15,000	11,010	2,989	14,000	
A7112	448000	TREE MAINTENANCE	6,810	9,750	9,750	5,850	9,750	9,750	7,731	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	300	1,250	2,072	1,441	1,250	1,250	150	1,250	
A7112	820000	SOCIAL SECURITY	2,940	3,634	4,652	4,652	3,815	3,815	4,968	6,212	
TOTAL USC			**73,350**	**100,734**	**99,488**	**106,613**	**103,305**	**99,315**	**91,025**	**142,756**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	130,241	174,726	180,075	183,499	189,057	189,057	146,213	206,538	
A7140	103702	CHILD CARE WORKERS BONUS	60,396	-	-	-	-	-	-		
A7140	105000	OVERTIME	414	2,000	2,000	948	1,000	1,000	357	1,000	
A7140	105200	SICK LEAVE BONUS	1,417	900	2,000	2,000	4,000	4,000	3,000	1,000	
A7140	109102	RECREATION DIRECTOR	72,488	72,575	78,758	80,154	80,683	80,683	62,064	93,462	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	-	-	-		
A7140	120000	HEALTH BUYOUT	2,083	2,500	2,500	-	-	-	-		
A7140	173102	AFTER SCHOOL COUNSELORS	108,091	112,000	112,000	98,720	126,000	126,000	89,392	147,670	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIA	20,650	25,200	25,200	16,240	18,900	18,900	12,138	18,900	
A7140	190000	SEVERANCE/RETIREMENT PAY	12,279	-	-	-	-	-	-		
A7140	250000	EQUIPMENT	15,833	25,000	32,931	32,931	25,000	25,000	13,282	25,000	
A7140	413000	GAS & DIESEL	265	375	520	560	423	423	920	704	
A7140	416000	MATERIALS & SUPPLIES	3,721	3,750	7,206	5,911	3,500	3,500	1,482	3,600	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	13,659	16,000	17,491	16,715	16,000	16,000	9,637	16,000	
A7140	417601	LANDSCAPE MATERIAL	2,333	7,500	17,441	17,695	10,000	9,565	5,756	10,000	
A7140	417602	PLAY SAFETY SURFACE	8,700	11,800	6,720	6,650	9,000	9,435	9,435	10,000	
A7140	422097	23 W CENTER ELECTRIC	4,129	4,500	4,500	11,745	4,725	4,725	3,941	6,502	
A7140	423202	23 W CENTER ALARM	967	2,500	2,500	1,352	2,500	2,500	628	1,500	
A7140	441500	SOFTWARE & SUPPORT	6,050	6,500	6,500	6,271	6,500	7,500	6,996	7,500	
A7140	446000	PRINTING/COPIER LEASE	3,644	3,020	3,020	3,207	3,020	3,020	1,754	3,020	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A7140	446010	YARD SALE AD PRINTING	540	1,500	1,500	1,234	1,500	1,500	1,495	1,500	
A7140	447000	RENTAL OF EQUIPMENT	15,615	12,500	13,950	14,270	12,500	12,500	6,319	12,500	
A7140	447200	REPAIR OF EQUIPMENT	-	1,500	3,446	1,946	3,000	3,000	-	2,000	
A7140	447300	REPAIR OF PROPERTY	13,793	25,000	10,066	7,201	20,000	19,000	3,419	18,000	
A7140	462000	TRAVEL	18	100	100	-	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	1,922	2,500	2,162	1,937	2,500	2,500	1,767	12,500	
A7140	470600	CELEBRATION	16,637	20,000	23,438	21,369	17,500	17,500	15,888	19,000	
A7140	471500	FIREWORKS	10,000	12,500	12,500	12,500	15,000	15,000	15,000	17,500	
A7140	476306	SPORT CAMP	2,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
A7140	477200	SOFTBALL - WOMENS	3,959	7,500	7,500	4,024	7,500	7,500	3,440	7,500	
A7140	477254	SOFTBALL - MENS	4,185	7,500	7,500	5,148	7,500	7,500	4,009	7,500	
A7140	477500	SUMMER BASKETBALL	16,172	16,000	16,000	15,093	16,000	16,000	4,607	17,500	
A7140	478100	SUMMER CAMP PROGRAM	9,209	16,100	14,000	13,198	18,500	18,500	18,588	22,900	
A7140	478700	TENNIS	2,356	5,000	3,585	2,720	5,000	5,000	-	5,000	
A7140	479600	WOMENS VOLLEYBALL	-	500	500	-	500	500	-	500	
A7140	479900	COMMUNITY INVESTMENT	17,550	-	-	-	-	-	-		
A7140	820000	SOCIAL SECURITY	28,675	27,924	28,890	26,535	30,657	30,657	21,947	34,400	
TOTAL RECREATION			**609,991**	**631,295**	**650,824**	**615,773**	**662,065**	**662,065**	**467,474**	**734,796**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	41,286	38,000	38,000	52,455	47,000	47,000	52,114	52,000	
A7141	250000	EQUIPMENT	-	10,000	10,000	-	8,000	6,355	6,249	7,500	
A7141	410900	CHEMICALS	11,726	15,000	8,180	8,149	15,000	15,000	4,350	15,000	
A7141	416000	MATERIALS & SUPPLIES	2,340	3,000	2,965	1,204	1,500	6,705	4,501	1,500	
A7141	443200	TRAINING	-	1,000	1,436	1,436	1,500	1,500	1,923	2,000	
A7141	444100	LICENSE & PERMIT FEE	235	235	235	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIPMENT	-	1,500	1,500	-	-	-	-		
A7141	445102	POOL START-UP/CLEANING	8,187	7,500	7,603	7,603	7,500	7,930	429	8,000	
A7141	447200	REPAIR OF EQUIPMENT	-	5,000	5,000	254	7,500	7,500	15,280	7,500	
A7141	820000	SOCIAL SECURITY	3,158	2,907	4,013	4,013	3,596	3,596	3,987	3,978	
TOTAL SWIMMING POOL FACILITY			**66,932**	**84,142**	**78,932**	**75,349**	**91,831**	**95,821**	**89,068**	**97,713**	
7620	**ADULT RECREATION**										
A7620	470600	SENIOR PROGRAMS	4,050	4,800	4,800	4,300	5,300	5,300	2,450	5,300	
A7620	476500	SENIOR ART	3,500	5,000	5,000	5,000	4,800	4,800	3,000	5,200	
TOTAL ADULT RECREATION			**7,550**	**9,800**	**9,800**	**9,300**	**10,100**	**10,100**	**5,450**	**10,500**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8010	105000	OVERTIME	800	1,500	1,500	1,335	2,000	2,000	1,025	2,000	
A8010	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	199	200	200	-	250	
A8010	455000	VIDEOGRAPHER	5,150	4,800	5,000	4,683	5,000	5,000	3,333	5,000	
A8010	820000	SOCIAL SECURITY	506	1,462	1,532	1,387	1,707	1,707	1,070	1,834	
TOTAL ZONING			**23,072**	**25,758**	**26,941**	**26,682**	**29,527**	**29,527**	**20,093**	**31,355**	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8020	105000	OVERTIME	1,670	2,750	2,750	2,993	3,100	3,100	2,059	3,100	
A8020	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8020	416000	MATERIALS & SUPPLIES	1,897	2,200	2,233	1,417	2,200	2,200	1,686	2,200	
A8020	443200	TRAINING	-	500	500	140	500	500	-	500	
A8020	452000	CONSULTANT	37,275	30,000	30,000	35,000	35,000	34,700	14,545	35,000	
A8020	455000	VIDEOGRAPHER	5,250	4,800	6,200	5,900	6,200	6,500	4,583	6,500	
A8020	820000	SOCIAL SECURITY	558	1,558	1,628	1,502	1,792	1,792	1,143	1,918	
TOTAL PLANNING			**63,266**	**59,604**	**62,020**	**66,030**	**69,412**	**69,412**	**38,681**	**71,489**	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	82,462	90,000	90,000	88,319	90,000	90,000	42,964	92,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	770,444	790,000	790,000	741,361	746,000	746,000	360,076	770,000	
A8160	449101	ADD A CAN EXPENSE	95	150	150	70	150	150	3	100	
A8160	449300	RECYCLING HAULING	230,131	231,000	226,900	230,131	232,500	232,500	115,065	241,000	
A8160	449301	RECYCLING DISPOSAL	96,625	120,000	115,000	70,445	104,000	104,000	39,170	86,000	
A8160	449600	COMPOST PROGRAM	9,374	15,000	15,000	8,625	15,000	15,000	8,438	12,000	
TOTAL SANITATION			**1,189,131**	**1,246,150**	**1,237,050**	**1,138,951**	**1,187,650**	**1,187,650**	**565,716**	**1,201,100**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,800	-	10,000	10,000	5,415	8,000	
A8170	447200	REPAIR OF EQUIPMENT	18,205	20,000	39,752	40,781	30,000	30,000	8,848	20,000	
TOTAL STREET CLEANING			**18,205**	**27,500**	**42,552**	**40,781**	**40,000**	**40,000**	**14,263**	**28,000**	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	99,151	98,555	105,819	109,232	108,510	108,510	82,048	114,892	
A8189	105000	OVERTIME	1,839	2,300	2,300	3,159	2,300	2,300	2,355	2,300	
A8189	105200	SICK LEAVE BONUS	600	893	1,488	1,488	1,000	1,000	1,000	1,000	
A8189	112500	MEALS	14	100	100	21	100	100	-	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	1,713	1,712	-	
A8189	412650	TRANSFER STATION GAS HEAT	2,903	8,700	8,700	7,445	8,960	8,960	4,642	7,659	
A8189	413000	GAS & DIESEL	10,230	16,300	16,300	9,761	12,830	12,830	7,252	13,540	
A8189	415400	TOOLS	519	1,200	1,200	-	1,200	700	-	700	
A8189	416000	MATERIALS & SUPPLIES	2,320	2,000	2,000	280	5,000	6,200	6,148	6,000	
A8189	418600	TUBES & TIRES	651	800	800	-	1,000	1,000	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	3,086	1,575	1,575	1,567	2,586	
A8189	447200	REPAIR OF EQUIPMENT	51,124	25,000	29,226	25,616	20,000	20,000	5,585	15,000	
A8189	447300	REPAIR OF REAL PROPERTY	14,173	10,000	4,074	1,274	7,500	6,800	-	4,000	
A8189	820000	SOCIAL SECURITY	7,261	7,866	8,467	8,135	8,636	8,636	6,291	9,124	
TOTAL TRANSFER STATION			**191,435**	**176,189**	**182,949**	**170,147**	**179,586**	**181,299**	**118,600**	**178,876**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	400,865	506,005	506,005	491,371	603,170	603,170	-	631,206	
TOTAL RETIREMENT			**400,865**	**506,005**	**506,005**	**491,371**	**603,170**	**603,170**	**-**	**631,206**	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	329,038	300,476	300,476	300,476	337,227	337,227	337,227	302,265	
A9040	832001	VOLUNTEER FIREFIGHTERS	8,406	1,314	1,314	1,314	-	-	-	-	
TOTAL COMPENSATION			**337,444**	**301,790**	**301,790**	**301,790**	**337,227**	**337,227**	**337,227**	**302,265**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	3,709	800	800	22,277	4,000	4,000	3,262	3,000	
TOTAL UNEMPLOYMENT			**3,709**	**800**	**800**	**22,277**	**4,000**	**4,000**	**3,262**	**3,000**	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,219	5,500	5,500	4,204	5,500	5,500	1,782	5,500	
TOTAL DISABILITY			**4,219**	**5,500**	**5,500**	**4,204**	**5,500**	**5,500**	**1,782**	**5,500**	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,817,599	3,772,465	3,772,465	3,095,916	4,251,849	4,251,849	2,608,281	4,435,476	
A9060	840100	MEDICARE REIMBURSEMENT	207,769	187,221	187,221	210,778	200,806	200,806	124,317	240,178	
A9060	840400	EMPLOYEE DRUG TESTING	1,778	3,000	3,000	-	-	-			
A9060	840500	DENTAL INSURANCE	82,322	83,469	83,469	95,230	92,997	92,997	72,991	108,600	
A9060	840600	VISION INSURANCE	11,739	11,664	11,664	10,946	11,404	11,404	10,863	19,190	
TOTAL HEALTH INSURANCE			**4,121,207**	**4,057,819**	**4,057,819**	**3,412,870**	**4,557,056**	**4,557,056**	**2,816,452**	**4,803,444**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	732,464								
A9710	605600	2016 PRINCIPAL	133,381	135,642	135,642	135,642	137,902	137,902	137,902	141,293	
A9710	605700	2018 PRINCIPAL	579,258	599,513	599,513	599,513	615,715	615,715	615,715	635,968	
A9710	605900	2021 PRINCIPAL	330,000	335,000	335,000	335,000	340,000	340,000	340,000	350,000	
A9710	705500	2014 (2005) INTEREST	18,312								
A9710	705600	2016 INTEREST	62,781	60,091	60,091	60,091	57,355	57,355	29,367	54,563	
A9710	705700	2018 INTEREST	401,536	383,855	383,855	383,855	365,626	365,626	187,431	346,851	
A9710	705900	2021 INTEREST	84,400	77,750	77,750	77,750	71,000	71,000	37,200	64,100	
TOTAL SERIAL BONDS			**2,342,132**	**1,591,851**	**1,591,851**	**1,591,851**	**1,587,598**	**1,587,598**	**1,347,615**	**1,592,775**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	416,000	416,000		420,000	420,000	-	420,000	
TOTAL BANS			**-**	**416,000**	**416,000**	**-**	**420,000**	**420,000**	**-**	**420,000**	
9950 INTERFUND TRANSFERS											
A9950	900001	INTERFUND TRANSFER	10,000								
A9950	900300	INTERFUND TRANSFER	4,814,700			2,783,061					
TOTAL INTERFUND TRANSFERS			**4,824,700**	**-**	**-**	**2,783,061**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**29,313,395**	**26,277,891**	**26,318,767**	**27,026,086**	**27,910,773**	**27,928,438**	**16,437,373**	**29,539,155**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	100121	2021 TAX REVENUE	(21,757)				-	-	-	-	
A1325	100122	2022 TAX REVENUE	90,240			11,543	-	-	-	-	
A1325	100123	2023 TAX REVENUE	142,075			37,766	-	-	51	-	
A1325	100124	2024 TAX REVENUE	12,151,584			67,422	-	-	(7,081)	-	
A1325	100125	2025 TAX REVENUE		13,247,051	13,247,051	12,380,270	-	-	18,350,741	-	
A1325	100126	2026 TAX REVENUE									
A1325	102827	BUILDING VIOLATONS	13,049			17,126	-	-	10,483	-	
A1325	108100	PILOTS	337,079	337,000	337,000	351,746	352,500	352,500	834,997	366,000	
A1325	109010	2020 TAX INTEREST				381	-	-	-	-	
A1325	109011	2021 TAX INTEREST				14,567	-	-	-	-	
A1325	109012	2022 TAX INTEREST	46,324				-	-	2,543	-	
A1325	109013	2023 TAX INTEREST	55,648			23,075	-	-	25,647	-	
A1325	109014	2024 TAX INTEREST	414,577			32,154	-	-	29,625	-	
A1325	109015	2025 TAX INTEREST		360,000	360,000	453,508	-	-	550,830	-	
A1325	109016	2026 TAX INTEREST					375,000	375,000	-		
A1325	109017	2027 TAX INTEREST								425,000	
A1325	109050	IN REM INTEREST	112,257	50,000	50,000	157,160	40,000	40,000	16,838	50,000	
A1325	111000	SALES TAX	6,196,770	6,100,000	6,100,000	6,245,895	6,460,000	6,460,000	4,163,758	6,800,000	
A1325	111100	CANNABIS EXCISE TAX	4,266	10,000	10,000	25,091	15,000	15,000	37,478	40,000	
A1325	111300	HOTEL & OCCUPANCY TAX		60,000	60,000	23,834	200,000	200,000	147,702	210,000	
A1325	113000	UTILITY TAX	241,969	252,000	252,000	223,824	252,000	252,000	258,926	270,000	
A1325	117000	FRANCHISE TAX	172,393	176,000	176,000	159,396	176,000	176,000	119,378	158,000	
A1325	123000	SCHOOL TAX PENALTY	58,992	58,000	58,000	65,955	65,000	65,000	65,696	65,000	
A1325	125520	INREM FEES	6,277	4,500	4,500	2,207	5,000	5,000	317	5,000	
A1325	126000	HEALTH INSURANCE REIMBURSEM	476,108	458,051	458,051	505,619	561,356	561,356	404,652	588,534	
A1325	126001	DENTAL INSURANCE REIMBURSEM	67,245	57,826	57,826	69,378	61,718	61,718	41,121	61,607	
A1325	201202	FLEA MARKET FEE	4,620	5,060	5,060	7,700	5,060	5,060	1,760	5,060	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1325	240100	INTEREST & EARNINGS	34,830	12,000	12,000	27,492	12,000	12,000	13,512	20,000	
A1325	240102	BOND & COUPON INTEREST	293	100	100	195	100	100	-	-	
A1325	240105	NYCLASS INTEREST	710,786	500,000	500,000	523,595	500,000	500,000	305,116	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	195	600	600	120	600	600	15	200	
A1325	254500	OTHER LICENSES	4,533	4,500	4,500	5,372	4,500	4,500	4,965	4,500	
A1325	261000	FINES & FORFEITED BAIL	60,911	58,800	58,800	66,783	60,000	60,000	58,276	77,000	
A1325	265000	SALE OF SCRAP	26,128	15,000	15,000	31,079	15,000	15,000	44,955	20,000	
A1325	265500	MINOR SALES	532	-	-	75	-	-	55	-	
A1325	266000	SALE OF REAL PROPERTY	-	-	-	1,711,522	-	-	1,574,000	-	
A1325	268001	INSURANCE REIMBURSEMENT	82,577	54,000	54,000	84,104	60,000	60,000	113,994	100,000	
A1325	268003	DISABILITY REIMBURSEMENT	3,667			3,808	3,000	3,000	3,502	3,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENS	-	-	-	193,223	-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	2,060	2,000	2,000	37,925	2,000	2,000	675	2,000	
A1325	277008	FILM PERMITS	15,600	5,000	5,000	9,300	6,000	6,000	5,300	12,000	
A1325	280101	INTERFUND REVENUE - WATER	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
A1325	280102	INTERFUND REVENUE - SEWER	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
A1325	300100	STATE AID AIM FUNDING	1,716,012	1,537,478	1,537,478	1,716,012	1,537,478	1,537,478	680,049	1,716,012	
A1325	300500	STATE AID MORTGAGE TAX	460,219	396,000	396,000	550,926	460,000	460,000	289,566	500,000	
A1325	333100	STATE AID O&M COURT FACILITY	46,462	57,000	57,000	53,947	57,000	57,000	-	53,000	
A1325	378904	STATE AID RESTORE NY	1,596	-	-	3,000	-	-	-	-	
A1325	496000	FEDERAL AID	-	-	-	-	-	-	-	-	
TOTAL FINANCE			**24,474,857**	**24,588,866**	**24,588,866**	**26,664,995**	**12,095,082**	**12,095,082**	**28,149,442**	**12,877,914**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	9,293	10,000	10,000	10,908	10,000	10,000	7,791	10,000	
A1410	125506	NSF CHECK FEE	289	400	400	445	400	400	575	400	
TOTAL CITY CLERK			**9,582**	**10,400**	**10,400**	**11,353**	**10,400**	**10,400**	**8,366**	**10,400**	
1620 PUBLIC BUILDINGS											

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1620	241000	RENTAL OF REAL PROPERTY	27,750	28,305	28,305	28,305	4,546	4,546	4,546	4,637	
TOTAL PUBLIC BUILDINGS			**27,750**	**28,305**	**28,305**	**28,305**	**4,546**	**4,546**	**4,546**	**4,637**	
3120 POLICE											
A3120	152000	POLICE FEES	756	700	700	315	700	700	7	700	
A3120	174000	PARKING TICKETS	46,119	75,000	75,000	119,114	120,000	120,000	59,609	120,000	
A3120	200114	EVENT FEE-POLICE OT	15,055	12,500	12,500	7,296	12,500	12,500	2,250	5,000	
A3120	226001	SCHOOL EVENT SECURITY	4,976	13,000	13,000	10,423	8,000	8,000	6,658	15,000	
A3120	238901	DC DRUG TASK FORCE	185,619	194,809	194,809	111,215	246,600	246,600	64,475	185,000	
A3120	255000	ALARM PERMIT	100	200	200	300	200	200	125	200	
A3120	261200	MISCELLANEOUS	-	-	-	-	-	-	-	-	
A3120	265000	SALE OF SCRAP	825	-	-	-	-	-	275	-	
A3120	268000	INSURANCE RECOVERY	-	-	-	48,675	-	-	1,500	-	
A3120	270500	DONATIONS							500		
A3120	277000	MISC REVENUE	500	-	-	500	-	-	1,173	-	
A3120	277008	FILM OT REIMBURSEMENT	12,040	10,000	10,000	4,960	10,000	10,000	960	10,000	
A3120	277009	BUS PATROL FINES	8,428			10,388			5,165	8,000	
A3120	331500	ST AID STOP DWI	3,037	5,500	5,500	1,575	5,500	5,500	2,089	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	4,054	4,000	4,000	-	4,000	4,000	-	4,000	
A3120	438950	FED AID - Byrne Grant/JAG	4,668	-	-	-	-	-	-	-	
TOTAL POLICE			**286,177**	**315,709**	**315,709**	**314,761**	**407,500**	**407,500**	**144,786**	**353,400**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	238901	DC SHARED SERVICE	-	-	-	-	-	-	16,580	-	
A3410	277050	FEE FOR FIRE SERVICES	1,282	-	-	-	-	-	-	-	
A3410	348900	ST AID HEALTH WORKERS	4,844	-	-	-	-	-	-	-	
A3410	438912	FEDERAL AID	2,414	-	-	1,813	-	-	2,357	2,000	
TOTAL FIRE			**8,540**	**-**	**-**	**1,813**	**-**	**-**	**18,937**	**2,000**	
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	7,258	8,000	8,000	6,645	8,000	8,000	5,624	8,000	
A3510	261100	DOG FINES	240	600	600	300	600	600	700	600	
TOTAL ANIMAL CONTROL			**7,498**	**8,600**	**8,600**	**6,945**	**8,600**	**8,600**	**6,324**	**8,600**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	30,360	35,000	35,000	32,375	35,000	35,000	25,025	30,000	
A3620	238000	FIRE INSPECTION FEE	2,200	15,000	15,000	2,100	7,500	7,500	4,400	5,500	
A3620	238500	SEWER INSPECTION FEE	800	500	500	750	500	500	410	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,340	5,000	5,000	4,305	4,500	4,500	2,240	2,000	
A3620	238905	DC GRANT	5,000	-	-	5,000	5,000	5,000	-	5,000	
A3620	250102	PLUMBING LICENSES	25,600	18,000	18,000	25,150	20,000	20,000	21,750	25,000	
A3620	250103	ELECTRIC LICENSES	65,750	40,000	40,000	83,175	57,500	57,500	43,350	60,000	
A3620	255500	BUILDING PERMITS	172,633	180,000	180,000	251,110	180,000	180,000	155,743	180,000	
A3620	255501	C.O. APPLICATION FEE	22,515	18,000	18,000	36,090	20,000	20,000	44,175	40,000	
A3620	256500	PLUMBERS PERMITS	29,803	15,000	15,000	36,678	25,000	25,000	16,250	25,000	
A3620	257000	RENTAL PERMITS	3,525	7,000	7,000	1,320	2,000	2,000	2,435	2,000	
A3620	257100	VACANT REGISTRATION	3,500	5,000	5,000	3,500	5,000	5,000	1,500	3,000	
A3620	257101	STR REGISTRATION	2,700	3,500	3,500	2,850	3,500	3,500	6,290	5,000	
A3620	257500	ELECTRICAL PERMITS	14,810	11,000	11,000	20,570	13,500	13,500	13,400	15,000	
A3620	259000	VEHICLE PERMITS	100	250	250	10	125	125	-	-	
A3620	259002	TREE & GRADING PERMITS	200	200	200	-	200	200	550	400	
A3620	259005	CHICKEN PERMITS	-	50	50	50	50	50	50	50	
A3620	259006	SIDE CAFÉ PERMITS	550	500	500	375	500	500	200	750	
A3620	261200	MISCELLANEOUS	9,210	2,000	2,000	7,500	2,000	2,000	11,153	7,000	
A3620	261202	SNOW VIOLATIONS	908	1,500	1,500	-	1,500	1,500	-	1,000	
TOTAL BUILDING DEPARTMENT			**394,504**	**357,500**	**357,500**	**512,908**	**383,375**	**383,375**	**348,921**	**407,200**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULEI	300,509	299,000	299,000	290,205	324,450	324,450	-	324,450	
A5110	171002	EV CHARGING STATION	8,278	13,200	13,200	13,145	14,400	14,400	10,099	15,000	
A5110	172100	PARKING FEE	18,000	14,400	14,400	14,475	14,400	14,400	10,800	14,400	
A5110	178901	MTA COMMUTER PARKING	75,277	60,000	60,000	60,521	58,516	58,516	43,456	58,516	
A5110	256000	STREET OPENING PERMITS	22,170	15,000	15,000	17,400	15,000	15,000	11,400	15,000	
A5110	268000	INSURANCE RECOVERIES	16,087	3,200	15,477	22,196	3,000	3,000	8,978	5,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	15,896	17,138	17,138	15,896	16,182	16,182	87	20,442	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	24,123	24,123	24,123	-	24,123	
TOTAL HIGHWAY			**480,340**	**446,061**	**458,338**	**457,961**	**470,071**	**470,071**	**84,820**	**476,931**	
A5182 TRANSPORTATION											
A5182	270500	DONATIONS						1,000	1,000		
TOTAL TRANSPORTATION			**-**	**-**	**-**	**-**	**-**	**1,000**	**1,000**	**-**	
A7110 PARK											
A7110	208900	PLANNING RECREATION FEE			27,000	27,000					
A7110	200116	MEMORIAL BENCH FEE									
TOTAL PARK			**-**	**-**	**27,000**	**27,000**	**-**	**-**	**-**	**-**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	59,112	64,000	64,000	91,326	92,000	92,000	78,792	95,000	
A7112	200190	USC-USAGE FEE	21,480	24,000	24,000	29,600	25,000	25,000	10,650	40,000	
A7112	241000	RENTAL OF REAL PROPERTY	15,700	16,800	16,800	16,300	16,800	16,800	12,350	16,800	
TOTAL UNIVERSITY			**96,292**	**104,800**	**104,800**	**137,226**	**133,800**	**133,800**	**101,792**	**151,800**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7140	**RECREATION**										
A7140	200100	RECREATION FEES	14,215	11,500	11,500	10,895	15,500	15,500	5,375	20,000	
A7140	200101	PARK USE FEES	6,567	7,500	7,500	4,615	6,000	6,000	2,105	5,000	
A7140	200115	AFTER SCHOOL	190,500	160,000	160,000	189,989	168,000	168,000	134,297	185,000	
A7140	200160	YARD SALE FEES-NEW	680	1,500	1,500	810	1,500	1,500	460	1,500	
A7140	200175	BEACON HOOPS FEES	12,080	16,000	16,000	16,712	16,000	16,000	17,120	17,500	
A7140	200187	TENNIS FEES	3,886	5,000	5,000	4,904	5,000	5,000	-	5,000	
A7140	238906	DC WORKFORCE INVESTMENT	-	-	-	22,596	21,000	21,000	30,124	32,000	
A7140	241000	RENTAL OF REAL PROPERTY	4,400	3,000	3,000	4,400	3,000	3,000	3,400	4,400	
A7140	270500	DONATIONS	10,937	-	-	500	-	-	-		
A7140	270554	MENS SOFTBALL FEES	5,999	7,500	7,500	4,760	7,500	7,500	5,390	6,500	
A7140	270572	WOMENS SOFTBALL FEE	5,598	7,500	7,500	6,619	7,500	7,500	6,945	7,000	
A7140	270596	WOMENS VOLLEYBALL FEE	850	500	500	-	500	500	-	500	
A7140	364300	ST AID FOOD ASSISTANCE	4,765	5,000	5,000	5,563	-	-	-		
A7140	382000	ST AID YOUTH PROGRAM	-	5,000	5,000	-	-	-	-		
A7140	388900	ST AID OTHER C&R	74,856	-	-	-	-	-	-		
A7140	408900	FEDERAL AID	133,500	-	-	-	-	-	-		
TOTAL RECREATION			**468,833**	**230,000**	**230,000**	**272,363**	**251,500**	**251,500**	**205,216**	**284,400**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183	POOL TICKET FEES	9,958	10,000	10,000	14,830	12,500	12,500	12,641	12,500	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	10,000	
TOTAL SWIMMING POOL FACILITY			**14,958**	**15,000**	**15,000**	**19,830**	**17,500**	**17,500**	**12,641**	**22,500**	
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	187	5,000	5,000	5,103	4,800	4,800	9,110	7,000	
TOTAL ADULT RECREATION			**187**	**5,000**	**5,000**	**5,103**	**4,800**	**4,800**	**9,110**	**7,000**	

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7989 FARMERS MARKET											
A7989	201201	FARMERS MARKET PROCEEDS	600	1,800	1,800	1,500	1,200	1,200	600	1,200	
TOTAL FARMERS MARKET			**600**	**1,800**	**1,800**	**1,500**	**1,200**	**1,200**	**600**	**1,200**	
8010 ZONING											
A8010	211000	ZONING FEES	3,500	2,500	2,500	2,000	2,500	2,500	3,000	3,000	
TOTAL ZONING			**3,500**	**2,500**	**2,500**	**2,000**	**2,500**	**2,500**	**3,000**	**3,000**	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	27,793	18,500	18,500	36,344	34,000	34,000	52,400	45,000	
TOTAL PLANNING			**27,793**	**18,500**	**18,500**	**36,344**	**34,000**	**34,000**	**52,400**	**45,000**	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	10,517	2,000	2,000	9,223	4,000	4,000	8,338	8,500	
A8160	213002	ADD A CAN FEE	107	50	50	47	50	50	63	50	
A8160	213004	COMPOST BINS	765	-	-	335	200	200	-	200	
TOTAL SANITATION			**11,389**	**2,050**	**2,050**	**9,605**	**4,250**	**4,250**	**8,401**	**8,750**	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	52,306	68,000	68,000	40,508	50,000	50,000	44,461	50,000	
TOTAL TRANSFER STATION			**52,306**	**68,000**	**68,000**	**40,508**	**50,000**	**50,000**	**44,461**	**50,000**	
9950 INTERFUND TRANSFERS											
A9950	503100	INTERFUND TRANSFER	37,287								
TOTAL INTERFUND TRANSFER			**37,287**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL REVENUE			**26,402,393**	**26,203,091**	**26,242,368**	**28,550,520**	**13,879,124**	**13,880,124**	**29,204,763**	**14,714,732**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	500	8,000	8,000	-	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		**500**	**8,000**	**8,000**	**-**	**8,000**	**8,000**	**-**	**8,000**	
1420 LAW										
F1420-450400	ATTORNEYS	38,454	42,000	42,000	40,009	42,000	42,000	24,036	42,000	
TOTAL LAW		**38,454**	**42,000**	**42,000**	**40,009**	**42,000**	**42,000**	**24,036**	**42,000**	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	2,359	5,480	5,480	4,548	680	680	-	2,480	
F1680-444100	LICENSE/PERMITS	1,814	4,088	4,088	1,995	3,800	9,800	9,262	2,240	
F1680-452003	IT CONSULTANT	3,269	9,450	9,450	2,070	8,000	8,000	347	8,000	
TOTAL TECHNOLOGY		**7,442**	**19,018**	**19,018**	**8,613**	**12,480**	**18,480**	**9,609**	**12,720**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	224,558	230,200	230,200	226,272	230,797	230,797	227,165	233,980	
TOTAL TAXES ON CITY PROPERTY		**224,558**	**230,200**	**230,200**	**226,272**	**230,797**	**230,797**	**227,165**	**233,980**	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,986	2,782	2,942	1,483	-	-	-	-	
TOTAL MTA PAYROLL TAX		**2,986**	**2,782**	**2,942**	**1,483**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	52,000	1,636	-	10,000	10,000	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**57,000**	**6,636**	**-**	**15,000**	**15,000**	**-**	**15,000**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	336	660	660	336	700	700	337	-	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	25,000	25,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	4,000	3,570	1,445	2,000	2,000	-	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	988	1,800	1,800	1,788	1,800	1,800	2,588	2,000	
F8310-450500	ADMINISTRATION FEE TO GENERAL	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
F8310-452000	CONSULTANT	30,573	35,000	27,000	2,633	50,000	50,000	20,136	35,000	
F8310-462000	TRAVEL	107	1,000	1,430	1,219	1,000	1,000	8		
F8310-465000	POSTAGE	10,108	5,850	13,850	12,529	11,000	11,000	5,251	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-		
TOTAL WATER ADMINISTRATION		**401,922**	**448,170**	**448,170**	**394,590**	**490,750**	**490,750**	**28,320**	**502,100**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	754	3,000	3,000	16,006	3,150	4,150	4,569	7,539	
F8320-424000	WATER FROM OTHER GOVERNMENTS	351,719	480,000	480,000	266,172	400,000	393,000	-	400,000	
TOTAL WATER SUPPLY		**352,473**	**483,000**	**483,000**	**282,178**	**403,150**	**397,150**	**4,569**	**407,539**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	240,289	232,881	243,189	249,914	258,704	258,704	191,871	265,444	
F8330-105000	OVERTIME	25,339	25,000	25,000	26,659	27,000	27,000	25,795	30,000	
F8330-105200	SICK LEAVE BONUS	-							1,000	
F8330-105202	ON CALL	10,486	10,400	10,400	10,600	10,400	10,400	7,600	10,400	
F8330-112500	MEALS	112	100	100	63	100	100	35	100	
F8330-119000	CLOTHING ALLOWANCE	1,950	1,950	1,950	1,950	1,950	1,950	-	1,950	
F8330-190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	-	-		
F8330-410900	CHEMICALS	96,139	88,000	90,206	87,849	89,000	89,000	61,619	90,000	
F8330-412685	GAS/OIL FOR HEAT	11,698	20,700	20,700	18,120	21,320	21,320	12,514	20,576	
F8330-416000	MATERIALS & SUPPLIES	2,734	7,000	7,224	5,231	6,500	6,500	1,987	6,500	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8330-422045	PURIFICATION ELECTRIC	227,678	235,000	235,000	247,820	246,750	246,750	121,809	200,984	
F8330-423000	TELEPHONES	2,388	2,196	2,196	2,364	2,400	2,400	1,661	2,400	
F8330-423001	CELL PHONES	5,234	5,682	5,682	5,661	5,958	5,958	3,808	5,724	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	31,825	40,000	40,000	33,420	38,000	38,000	17,605	38,000	
F8330-445100	MAINTENANCE OF EQUIPMENT	28,539	70,000	67,570	25,847	60,000	60,000	18,119	45,000	
F8330-447200	REPAIR OF EQUIPMENT	46,865								
F8330-820000	SOCIAL SECURITY	19,926	20,680	21,469	20,436	22,809	22,809	16,236	23,630	
TOTAL WATER PURIFICATION		**751,202**	**759,589**	**770,686**	**735,934**	**790,891**	**790,891**	**480,659**	**741,708**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	112,695	112,000	121,542	123,695	126,271	126,271	94,532	135,000	
F8340-101000	REGULAR SALARIES	480,109	519,113	545,448	497,412	553,675	553,675	340,778	571,911	
F8340-103100	TEMPORARY POSITION	16,910	18,240	18,240	10,951	17,000	17,000	22,071	18,000	
F8340-105000	OVERTIME	21,669	30,000	29,900	24,806	29,000	29,000	16,941	30,000	
F8340-105200	SICK LEAVE BONUS	1,200	2,400	3,000	3,000	3,000	3,000	4,293	5,000	
F8340-105202	ON CALL	10,206	10,400	10,400	10,200	10,400	10,400	6,800	10,400	
F8340-112500	MEALS	371	250	550	518	300	300	203	300	
F8340-119000	CLOTHING ALLOWANCE	4,550	5,200	5,200	4,213	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	-	2,500	2,500	1,219	2,500	2,500	625	-	
F8340-190000	SEVERANCE/RETIREMENT	19,176							-	
F8340-250000	EQUIPMENT	3,645	18,000	17,800	17,688	15,000	15,000	2,260	15,000	
F8340-250031	PURCHASE HYDRANTS	-	12,000	12,000	8,585	10,000	10,000	-	15,000	
F8340-250400	PURCHASE WATER METERS	18,188	20,000	20,000	14,133	10,000	10,000	-	10,000	
F8340-413000	GAS & DIESEL	25,695	29,158	29,158	30,672	25,550	25,550	25,274	34,420	
F8340-415100	METER PARTS	4,224	8,000	8,000	6,896	7,500	7,500	-	7,500	
F8340-416000	MATERIALS & SUPPLIES	13,015	20,000	20,000	20,124	19,000	19,000	9,540	33,000	
F8340-416300	PAINTS	240	1,500	1,500	486	1,000	1,000	-	1,000	
F8340-416400	PIPE	1,038	2,500	2,500	2,376	1,500	1,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	8,257	10,000	10,231	10,230	9,000	9,000	4,304	10,000	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8340-417500	SAFETY SUPPLIES	4,066	4,500	4,500	2,165	4,500	4,500	1,461	4,500	
F8340-418600	TUBES & TIRES	1,979	4,000	6,736	6,704	5,500	5,500	1,296	6,000	
F8340-443200	TRAINING	170		200	200	5,000	5,000	-	5,000	
F8340-445200	MAINTENANCE SERVICE	3,510	14,000	12,600	7,198	14,000	14,000	1,950	22,000	
F8340-447000	RENTAL OF EQUIPMENT	-	6,000	6,000	5,372	5,000	5,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	131,511	60,000	58,233	41,674	60,000	60,000	45,250	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	5,206	15,000	12,985	-	9,000	9,000	690	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,129	1,200	1,200	1,129	1,200	1,200	1,623	1,200	
F8340-454000	ENGINEERS	19,788	20,000	20,000	1,468	20,000	20,000	22,347	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	4,595	20,000	22,015	21,971	25,000	25,000	-	55,000	
F8340-457600	LEAK DETECTION	-	15,000	15,000	15,040	10,000	10,000	2,825	15,000	
F8340-820000	SOCIAL SECURITY	47,252	53,558	56,348	47,678	57,172	57,172	35,105	59,350	
TOTAL WATER DISTRIBUTION		**960,394**	**1,034,519**	**1,073,786**	**937,803**	**1,062,268**	**1,062,268**	**640,168**	**1,165,281**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	100,516	126,839	126,839	123,210	151,195	151,195	-	158,223	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**100,516**	**126,839**	**126,839**	**123,210**	**151,195**	**151,195**	**-**	**158,223**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	52,047	42,812	42,812	42,812	48,973	48,973	48,973	36,238	
TOTAL WORKERS COMPENSATION		**52,047**	**42,812**	**42,812**	**42,812**	**48,973**	**48,973**	**48,973**	**36,238**	
9055 DISABILITY										
F9055-850000	INSURANCE	514	650	650	526	650	650	334	650	
TOTAL DISABILITY		**514**	**650**	**650**	**526**	**650**	**650**	**334**	**650**	

WATER FUND EXPENSE (F)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	451,162	395,670	395,670	351,459	419,357	419,357	284,189	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	11,880	11,880	11,880	15,540	15,540	15,540	9,333	19,478	
F9060-840500	DENTAL INSURANCE	9,692	9,365	9,365	7,281	7,985	7,985	4,323	6,425	
F9060-840600	VISION INSURANCE	1,219	1,180	1,180	1,082	1,180	1,180	1,061	1,844	
TOTAL HEALTH INSURANCE		**473,953**	**418,095**	**418,095**	**375,362**	**444,062**	**444,062**	**298,906**	**447,104**	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	160,355	-	-	-	-	-	-	-	
F9710-605600	2016 PRINCIPAL	169,975	172,856	172,856	172,856	175,738	175,738	175,738	180,060	
F9710-605900	2021 PRINCIPAL	124,475	125,908	125,908	125,908	130,199	130,199	130,199	133,059	
F9710-705500	2014 (2005) INTEREST	4,009	-	-	-					
F9710-705600	2016 INTEREST	80,005	76,577	76,577	76,577	73,091	73,091	37,424	69,533	
F9710-705900	2021 INTEREST	109,998	107,181	107,181	107,181	104,300	104,300	52,882	101,338	
TOTAL SERIAL BONDS		**648,817**	**482,522**	**482,522**	**482,522**	**483,328**	**483,328**	**396,243**	**483,990**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	163,000	163,000	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**163,000**	**163,000**	**-**	**163,000**	**163,000**	**-**	**163,000**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	100,000			1,190,000					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**1,190,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,115,778**	**4,318,197**	**4,318,356**	**4,841,314**	**4,346,544**	**4,346,544**	**2,158,982**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

WATER FUND REVENUE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	75,800	71,324	71,324	73,514	75,244	75,244	56,139	75,244	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	6,612	6,096	6,096	6,096	6,096	6,096	4,308	5,286	
F8310-214000	RESIDENTIAL & COMMERCIAL	2,063,844	2,227,069	2,227,069	2,149,493	2,282,204	2,282,204	1,755,752	2,341,003	
F8310-214001	CORRECTIONAL FACILITIES	1,134,802	1,185,000	1,185,000	997,411	1,140,000	1,140,000	604,085	1,140,000	
F8310-214002	TOWN OF FISHKILL	739,707	660,000	660,000	644,199	660,000	660,000	304,985	660,000	
F8310-214400	WATER SERVICE CHARGES	22,736	35,000	35,000	256,981	50,000	50,000	76,807	63,000	
F8310-214800	WATER PENALTY	66,251	45,000	45,000	80,297	45,000	45,000	21,217	45,000	
F8310-240100	INTEREST & EARNINGS	17,130	8,000	8,000	10,063	8,000	8,000	2,182	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	130,110	80,000	80,000	82,354	80,000	80,000	36,384	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	7,600	-	-	3,416					
F8310-268000	INSURANCE RECOVERIES	-	-	-	-					
F8310-277000	MISCELLANEOUS REVENUE	-	708	708	1,278			3,884		
TOTAL WATER ADMINISTRATION		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	
TOTAL WATER REVENUES		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	500	24,000	24,000	-	24,000	24,000	-	20,000	
TOTAL FISCAL AGENT FEES		**500**	**24,000**	**24,000**	**-**	**24,000**	**24,000**	**-**	**20,000**	
1420 LAW										
G1420-450400	ATTORNEYS	49,990	54,000	54,000	51,441	54,000	54,000	30,903	52,000	
TOTAL LAW		**49,990**	**54,000**	**54,000**	**51,441**	**54,000**	**54,000**	**30,903**	**52,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,719	2,230	2,230	2,118	2,230	2,230	-	4,280	
G1680 444100	LICENSE/PERMITS	1,717	2,996	2,996	2,248	3,714	9,714	9,395	3,460	
G1680 452003	IT CONSULTANT	2,637	9,450	9,450	4,371	4,000	4,000	1,065	4,000	
TOTAL TECHNOLOGY		**9,073**	**14,676**	**14,676**	**8,737**	**9,944**	**15,944**	**10,460**	**11,740**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,804	2,635	2,761	1,404					
TOTAL MTA PAYROLL TAX		**2,804**	**2,635**	**2,761**	**1,404**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	65,000	25,137	-	20,000	-	-		
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	-	-		
TOTAL CONTINGENCY		**-**	**70,000**	**30,137**	**-**	**25,000**	**-**	**-**	**-**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
TOTAL SEWER ADMINISTRATION		**378,930**	**396,260**	**396,260**	**396,260**	**409,740**	**409,740**	**-**	**398,901**	

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-416000	MATERIALS & SUPPLIES	2,141	12,000	12,000	3,631	10,000	10,000	2,526	4,500	
G8120-422075	SANITARY SEWER ELECTRIC	387	525	525	488	551	551	259	427	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	2,000	2,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	62,075	25,000	25,000	17,812	18,000	18,000	5,493	18,000	
G8120-447300	MANHOLE REPAIRS I&I		100,000	100,000	-	40,000	40,000	-	-	
G8120-454000	ENGINEERS	19,795	20,000	20,000	795	20,000	20,000	-	20,000	
TOTAL SANITARY SEWER		**84,398**	**160,525**	**160,525**	**22,726**	**90,551**	**90,551**	**8,278**	**44,927**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190	
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000	
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000	
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000	
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000	
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000	
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600	
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838	
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500	
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262	
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000	
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000	
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500	
G8130-416300	PAINTS	-	500	59	-	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100	
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000	
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920	
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000	
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000	
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000	
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000	
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000	
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000	
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000	
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000	
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000	
G8130-462000	TRAVEL	5	500	500	-	500	500	-		
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200	
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922	
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	128,811	162,584	162,584	157,894	193,805	193,805	-	202,813	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**128,811**	**162,584**	**162,584**	**157,894**	**193,805**	**193,805**	**-**	**202,813**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,242	31,004	31,004	31,004	20,765	20,765	20,765	17,899	
TOTAL WORKERS COMPENSATION		**39,242**	**31,004**	**31,004**	**31,004**	**20,765**	**20,765**	**20,765**	**17,899**	
9055 DISABILITY										
G9055-850000	INSURANCE	451	600	600	409	600	600	233	600	
TOTAL DISABILITY		**451**	**600**	**600**	**409**	**600**	**600**	**233**	**600**	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	566,523	406,244	406,244	440,005	437,000	437,000	355,246	466,813	
G9060-840100	MEDICARE REIMBURSEMENT	25,506	24,982	24,982	25,308	25,308	25,308	17,316	30,192	
G9060-840500	DENTAL INSURANCE	10,031	10,036	12,536	15,057	15,670	15,670	11,304	17,164	
G9060-840600	VISION INSURANCE	1,469	1,481	1,481	1,191	1,381	1,381	1,272	2,313	
TOTAL HEALTH INSURANCE		**603,529**	**442,743**	**445,243**	**481,561**	**479,359**	**479,359**	**385,138**	**516,482**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	142,181	-	-	-					
G9710-605600	2016 PRINCIPAL	286,644	291,502	291,502	291,502	296,360	296,360	296,360	303,647	
G9710-605700	2018 PRINCIPAL	135,742	140,487	140,487	140,487	144,286	144,286	144,286	149,032	
G9710-605900	2021 PRINCIPAL	310,525	314,092	314,092	314,092	324,801	324,801	324,801	331,941	
G9710-705500	2014 (2005) INTEREST	3,555	-	-	-					
G9710-705600	2016 INTEREST	134,920	129,139	129,139	129,139	123,260	123,260	63,112	117,260	
G9710-705700	2018 INTEREST	94,095	89,952	89,952	89,952	85,680	85,680	43,922	81,280	
G9710-705900	2021 INTEREST	274,408	267,381	267,381	267,391	260,194	260,194	131,924	252,805	
TOTAL SERIAL BONDS		**1,382,070**	**1,232,553**	**1,232,553**	**1,232,563**	**1,234,581**	**1,234,581**	**1,004,405**	**1,235,965**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest		180,000	177,500	-	180,000	180,000	-	177,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**180,000**	**177,500**	**-**	**180,000**	**180,000**	**-**	**177,000**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	100,000	-	-	294,280					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**294,280**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**5,175,653**	**5,412,667**	**5,412,793**	**5,071,404**	**5,380,212**	**5,516,212**	**3,088,776**	**5,522,514**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND REVENUE (G)

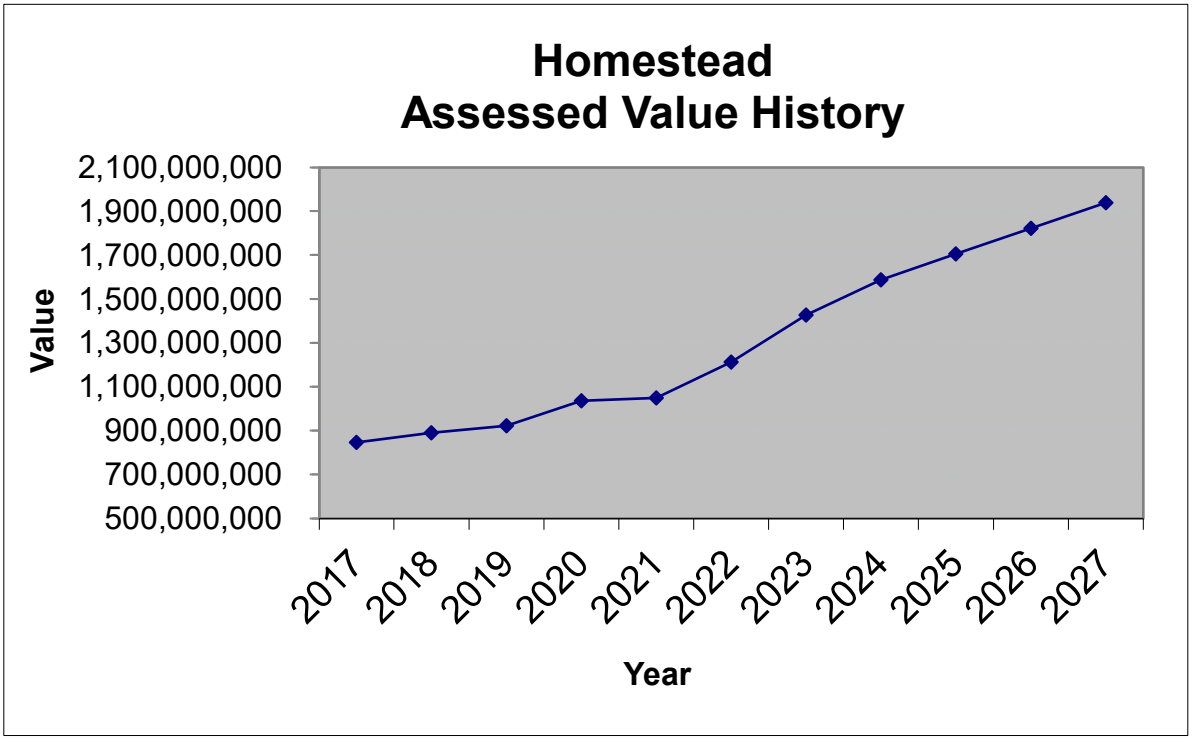
		2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
		12/31/24		12/31/25	12/31/25		09/29/26	09/26/26		
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMEN	45,806	47,171	47,171	43,785	53,973	53,973	42,416	53,973	
G8110-126001	DENTAL INSURANCE REIMBURSEMEN	11,924	13,355	13,355	9,461	12,545	12,545	7,175	12,545	
G8110-212000	SEWER RENTS	1,286,740	1,382,141	1,382,141	1,316,800	1,392,594	1,392,594	1,089,827	1,598,411	
G8110-212001	CORRECTIONAL FACILITY	777,091	758,000	758,000	764,922	758,000	758,000	427,512	820,000	
G8110-212003	TOWN OF FISHKILL	1,346,072	1,420,000	1,420,000	933,638	1,225,000	1,225,000	430,568	1,060,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	403			789	400	400	812	800	
G8110-212008	DUTCHESS STADIUM SEWER	7,336	5,000	5,000	8,332	5,000	5,000	2,529	7,435	
G8110-212009	DC TRANSPORT CENTER SEWER	180			879			99	350	
G8110-212800	SEWER PENALTY	5,552	6,000	6,000	7,181	6,000	6,000	5,442	6,000	
G8110-240100	INTEREST & EARNINGS	31,886	13,000	13,000	15,054	13,000	13,000	1,677	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	140,932	75,000	75,000	36,920	70,000	70,000	18,312	70,000	
G8110-265000	SALE OF SCRAP									
G8110-277000	MISCELLANEOUS REVENUE				40,000			20,000		
TOTAL SEWER ADMINISTRATION		**3,653,922**	**3,719,667**	**3,719,667**	**3,177,761**	**3,536,512**	**3,536,512**	**2,046,369**	**3,642,514**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	62,457	59,000	59,000	69,829	82,400	82,400	34,590	80,000	
G8130-212204	HAULER FEES BILLED MONTHLY	1,655,433	1,634,000	1,634,000	1,574,666	1,761,300	1,761,300	1,123,506	1,800,000	
G8130-391001	STATE AID - NYSERDA	20,000								
TOTAL WATER POLLUTION CONTROL		**1,737,890**	**1,693,000**	**1,693,000**	**1,644,495**	**1,843,700**	**1,843,700**	**1,158,096**	**1,880,000**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	22,645	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**22,645**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL SEWER REVENUES		**5,414,457**	**5,412,667**	**5,412,667**	**4,822,256**	**5,380,212**	**5,380,212**	**3,204,465**	**5,522,514**	

CITY OF BEACON
TAX CAP CALCULATION
2027

	Allowable 2027 Budget	Adopted 2026 Budget
Prior year tax levy	13,880,238	13,247,051
Tax base growth factor % (increase in tax base)	2.10%	2.04%
	14,171,723	**13,517,291**
Add: Prior Year PILOTS	352,500	337,000
	14,524,223	13,854,291
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	14,814,707	14,131,377
Less: Current year PILOTS	(366,000)	(352,500)
Tax Levy limit	14,448,707	13,778,877
Available carry over from prior year (used)	100,716	202,077
Tax Levy limit before Exlcusions	14,549,423	13,980,954
Add: Exclusions	-	-
Tax levy limit	14,549,423	13,980,954
Use of fund balance	-	-
Available carry over to next year		(100,716)
Loss of available carry over to next year		
Actual Tax levied	14,549,423	13,880,238
Dollar growth	669,185	633,187
Effective tax levy increase %	4.82%	4.78%

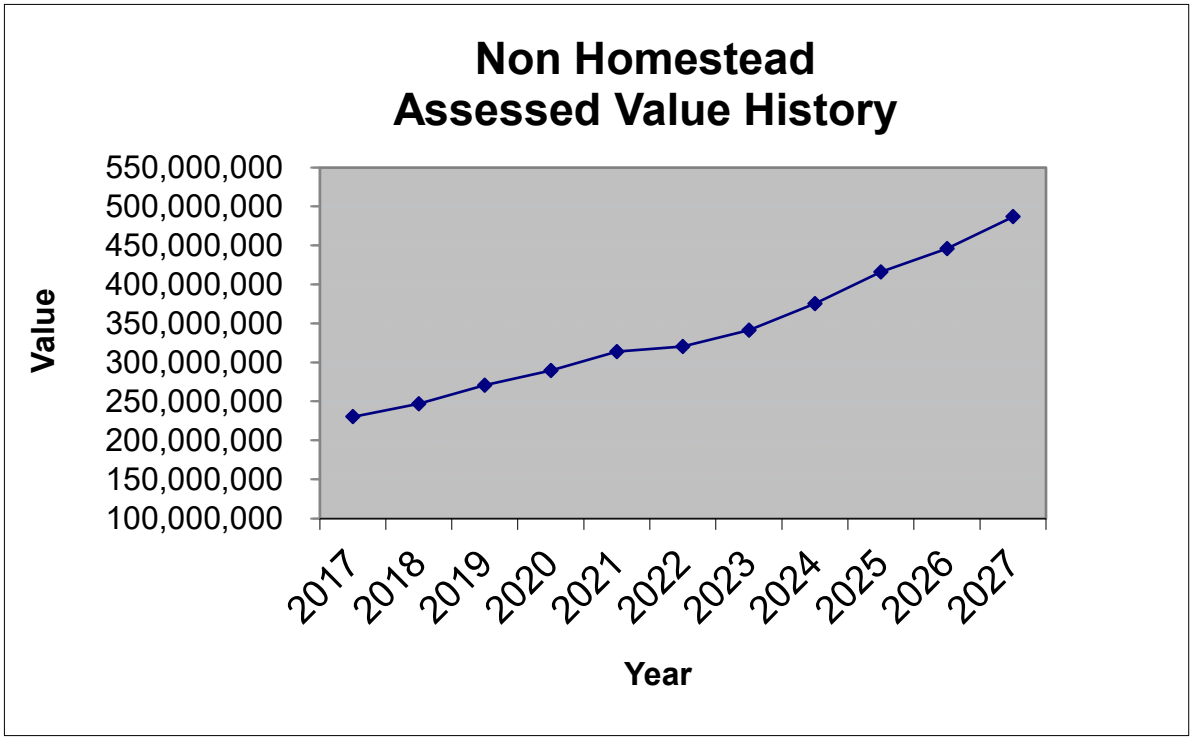
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2017-2027

YEAR	VALUE	
2017	846,174,024	
2018	890,121,552	
2019	921,272,380	
2020	1,035,407,247	
2021	1,049,204,857	
2022	1,212,207,405	
2023	1,426,130,810	
2024	1,587,292,505	
2025	1,705,642,304	
2026	1,821,200,389	
2027	1,938,557,544	as of 9/25/26



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2017-2027

Tax YEAR	VALUE	
2017	230,385,626	
2018	246,894,305	
2019	270,710,226	
2020	289,494,865	
2021	313,815,987	
2022	320,365,120	
2023	341,303,420	
2024	375,359,513	
2025	415,844,001	
2026	445,694,113	
2027	486,842,338	as of 9/25/26



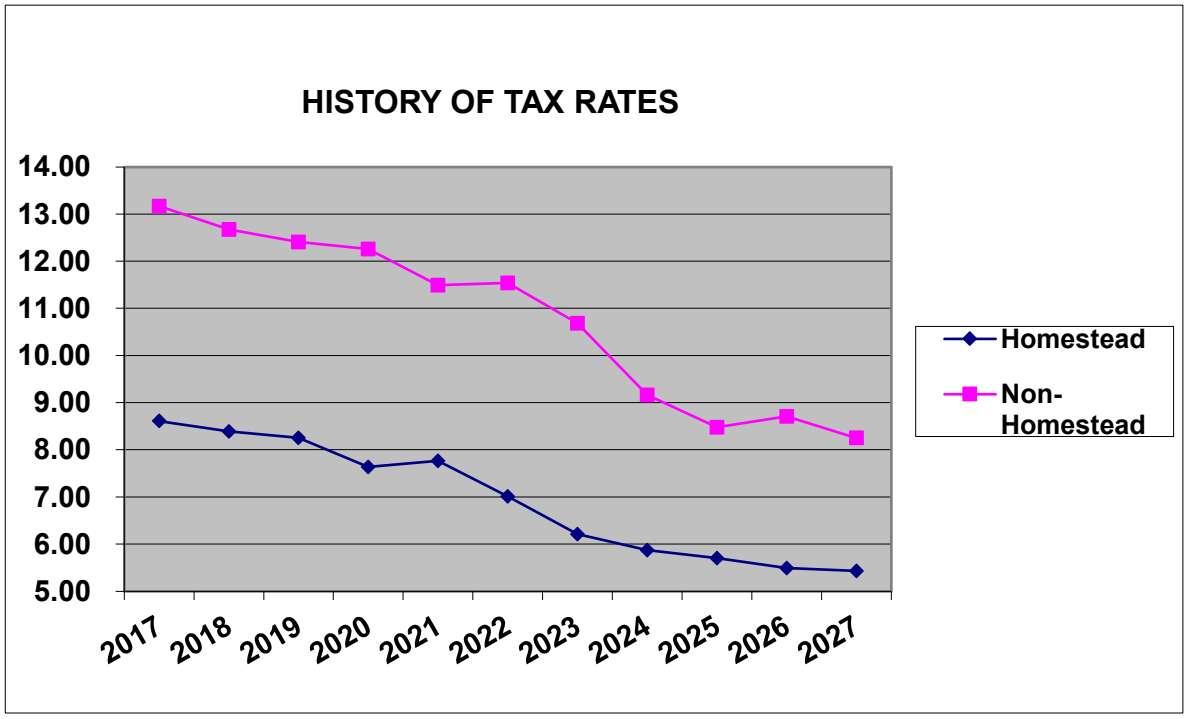
CITY OF BEACON
TAX LEVY
HISTORY
2017-2027

		LEVY	FUND BALANCE
	YEAR	AMOUNT	TO OFFSET LEVY
	2017	10,319,219	247,500
	2018	10,593,191	162,980
	2019	10,964,181	148,317
	2020	11,455,743	379,842
	2021	11,751,122	2,273,843
	2022	12,293,218	585,000
	2023	12,507,397	200,000
	2024	12,757,008	253,100
	2025	13,247,051	75,000
	2026	13,880,238	151,412
Proposed	2027	14,549,423	275,000



CITY OF BEACON
HISTORY OF TAX RATES
2017-2027

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	2017	8.61	2017	13.17
	2018	8.39	2018	12.67
	2019	8.25	2019	12.41
	2020	7.64	2020	12.26
	2021	7.76	2021	11.49
	2022	7.01	2022	11.54
	2023	6.21	2023	10.68
	2024	5.87	2024	9.16
	2025	5.70	2025	8.48
	2026	5.49	2026	8.71
Proposed	2027	5.43	2026	8.25



NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

2027 PROPOSED BUDGET SUMMARY PRESENTATION

OCTOBER 5, 2026



Highway Garage Solar Array Project Ribbon Cutting
May 8, 2026

BUDGET TIMELINE



Fishkill Avenue Repaving - Spring 2026

October 5:	Mayor's Budget Message Summary Presentation
October 19:	Highway, Water and Sewer Department Presentations
October 19:	Vote to Set Public Hearing
November 2:	Police, Fire and Recreation Department Presentations
November 2:	Public Hearing Opens
December 21:	Final Mtg for Budget Adoption

BUDGET OVERVIEW

The proposed operating budget includes the General Fund, Water Fund, and Sewer Fund. It does not include any capital projects, which are in the 5-Year Capital Program.

The proposed spending plan totals $39.5 Million:

- $29.5 Million in the General Fund (Increase of 5.8% from 2026)
- $4.4 Million in the Water Fund (Increase of 1.6% from 2026)
- $5.5 Million in the Sewer Fund (Decrease of 2.6% from 2026)

The budget proposes to decrease property tax rates for homes 1.03% and for commercial properties 5.28%. Water rates would stay flat and sewer rates would rise 10%.

Based on the Adjusted Rate Proportions and assessed value increase, taxes on average homes would increase 3.9% and taxes on commercial properties would decrease 5.28%. The tax increases have been mitigated significantly by the addition to the tax rolls of approximately $46 Million in new construction.



City of Beacon Fire Chief and Fire Department Staff

SIGNIFICANT ITEMS: EXPENSES



City of Beacon Emergency SNAP Assistance Program
November 2025

Budget increases are related primarily to rising employee salary and retirement costs. Other key drivers are the increases in the City's proposed ambulance contract, waste hauling contracts and inflationary increases across the board.

The budget proposes the use of the $275,000 in the City's General Fund Balance to offset the tax levy increase which is an increase of the prior years use of $151,412.

The largest year-over-year increases are: General Fund Health and Dental Insurance ($246k); Police Salaries ($230k); Fire Salaries ($268k); Retirement ($154k for ERS, Fire, and Police); and Sludge Hauling ($225k).

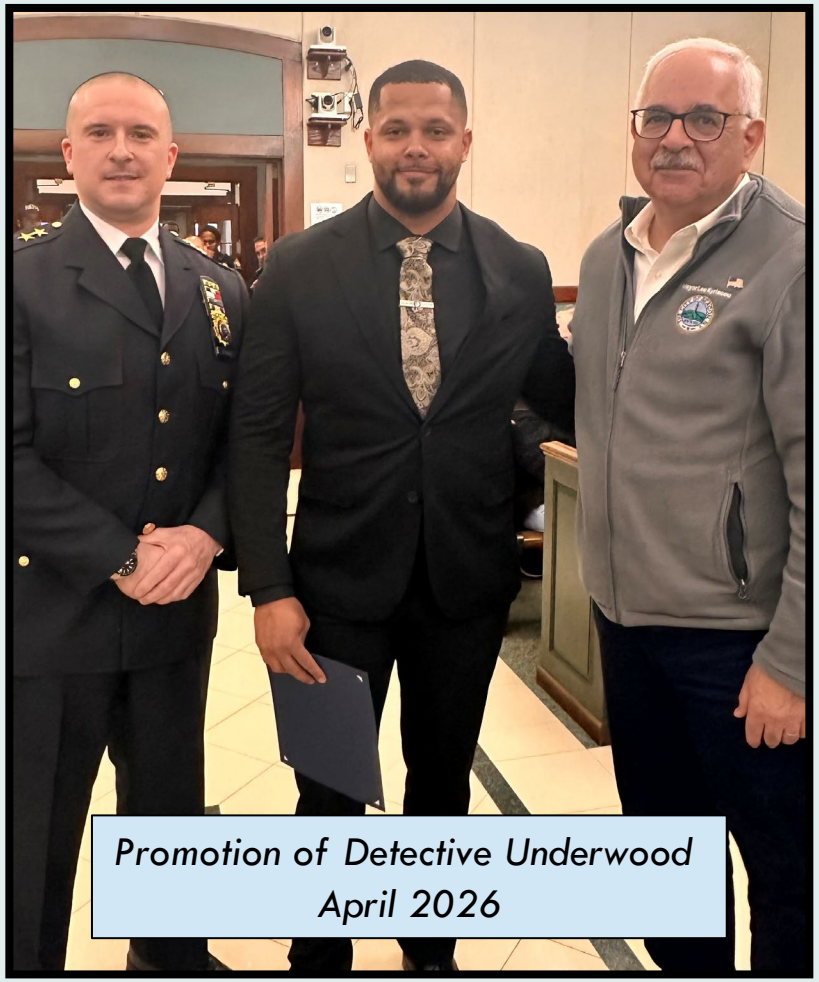
Despite these increases, the 2027 Proposed Budget is at the New York State Tax Cap limit.

SIGNIFICANT ITEMS: REVENUES

Revenue from Sales Tax is projected to increase from $6.46 million to $6.8 million. This additional funding is the result of the Sales Tax Agreement negotiated by the Mayor in 2022, which increased from 2.35% to 2.45% in 2026 & 2027 and based on amounts projected to receive in 2026 the City increased the 2027 projected amounts.

The budget also includes $210k for the hotel occupancy tax, $150k is due to the opening of the Mirbeau Inn & Spa in May 2026.

Other revenue changes include: increase to State Aid of 178k, County Aid decrease 62k, mortgage tax increase $40k based on the trending average.



Promotion of Detective Underwood
April 2026

BUDGET SUMMARY

	General Fund	Water Fund	Sewer Fund
Appropriations	$29,539,155	$4,417,533	$5,522,514
Total Revenue	$14,714,732	$4,417,533	$5,522,514
Balance of Appropriations	$14,824,423	-	-
Appropriated Fund Balance	$275,000	$-0-	$-0-
Proposed Tax Levy	**$14,549,423**		

For 2027 the Tax Cap is allowed to increase $669,185 which is 4.82% over last years levy. The proposed budget is at tax cap with no plan of exceeding it.

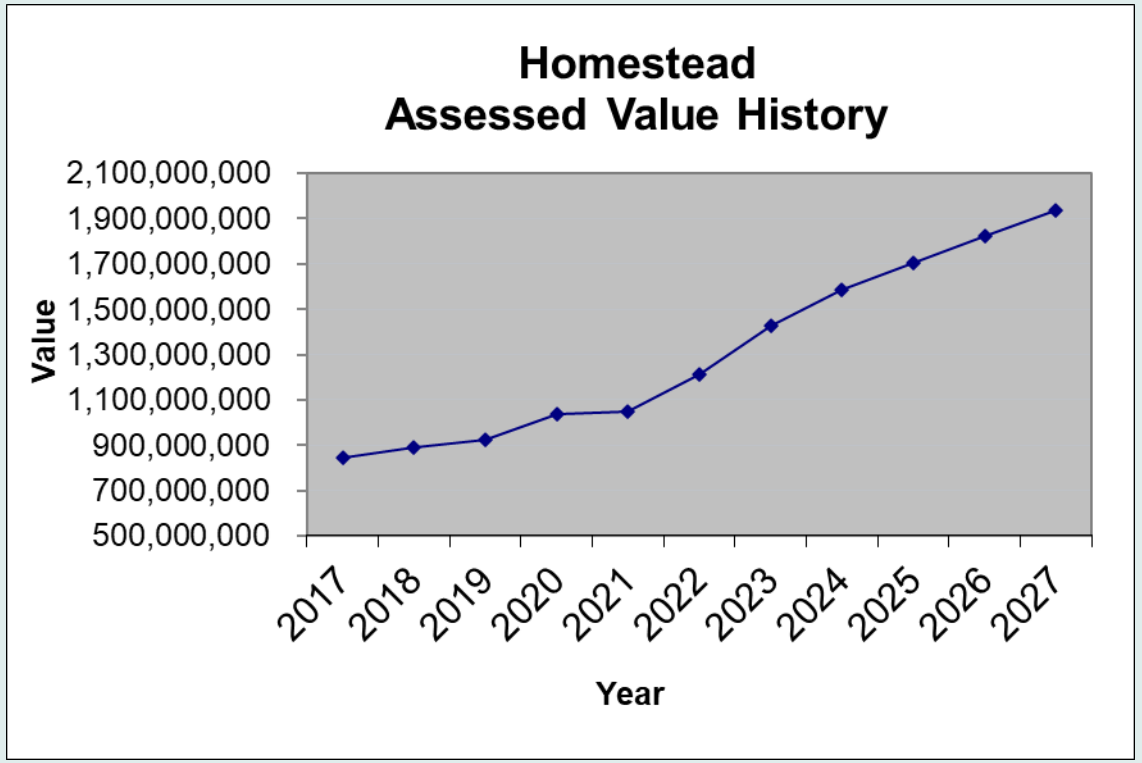
The tax cap is on the tax levy, not the tax rate.

BUDGET SUMMARY

	Homestead	Non-Homestead	Totals
Tax Levy Distribution	$10,532,761	$4,016,662	$14,549,423
Base Proportion	72.39298%	27.60702%	100.00%
2027 Tax Rate	5.433298	8.250437	
2026 Tax Rate	5.489724	8.710794	
Tax Rate Percentage Decrease	-1.0279%	-5.2849%	
09/25/26- Tentative Roll	$1,938,557,544	$486,842,338	$2,425,399,882
11/20/25 – Final Roll	$1,821,200,389	$445,694,113	$2,266,894,502
Assessment Percentage Increase	6.44%	9.23%	6.99%
Assessment Base Increase	$117,357,155	$41,148,225	$158,505,308

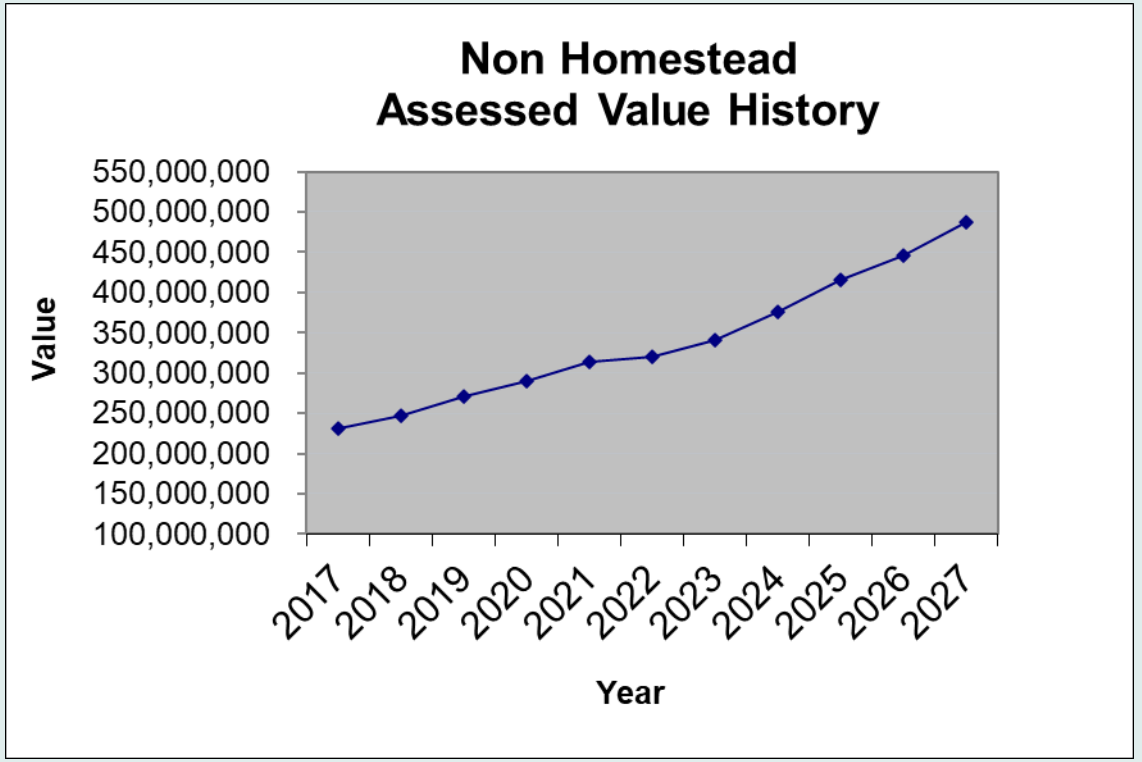
HOMESTEAD ASSESSED VALUES 2017-2027

Year	Value
2017	$846,174,024
2018	$890,121,552
2019	$921,272,380
2020	$1,035,407,247
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2023	$1,426,130,810
2024	$1,587,292,505
2025	$1,705,642,304
2026	$1,821,200,389
2027	$1,938,557,554 *As of 9/25/26*



NON-HOMESTEAD ASSESSED VALUES 2017-2027

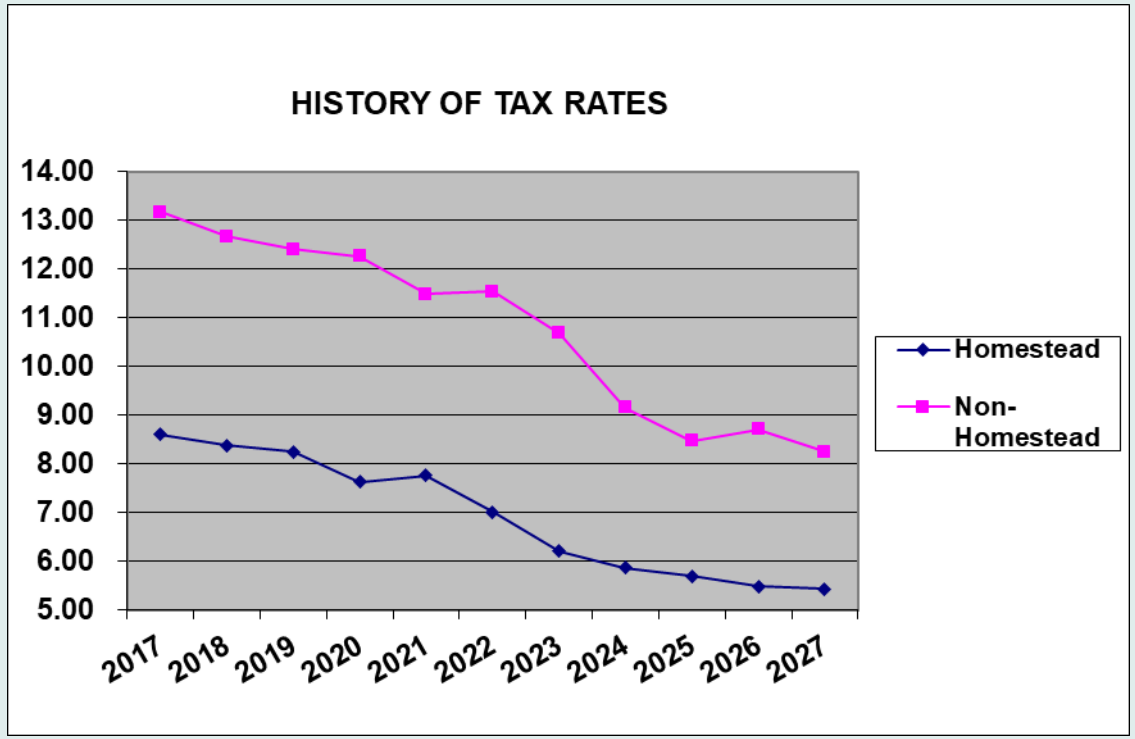
Year	Value
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2019	$270,710,226
2020	$289,494,865
2021	$313,815,987
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2023	$341,303,420
2024	$375,359,513
2025	$415,844,001
2026	$445,694,113
2027	$486,842,338 *As of 9/25/26*



TAX RATE HISTORY
2017-2027

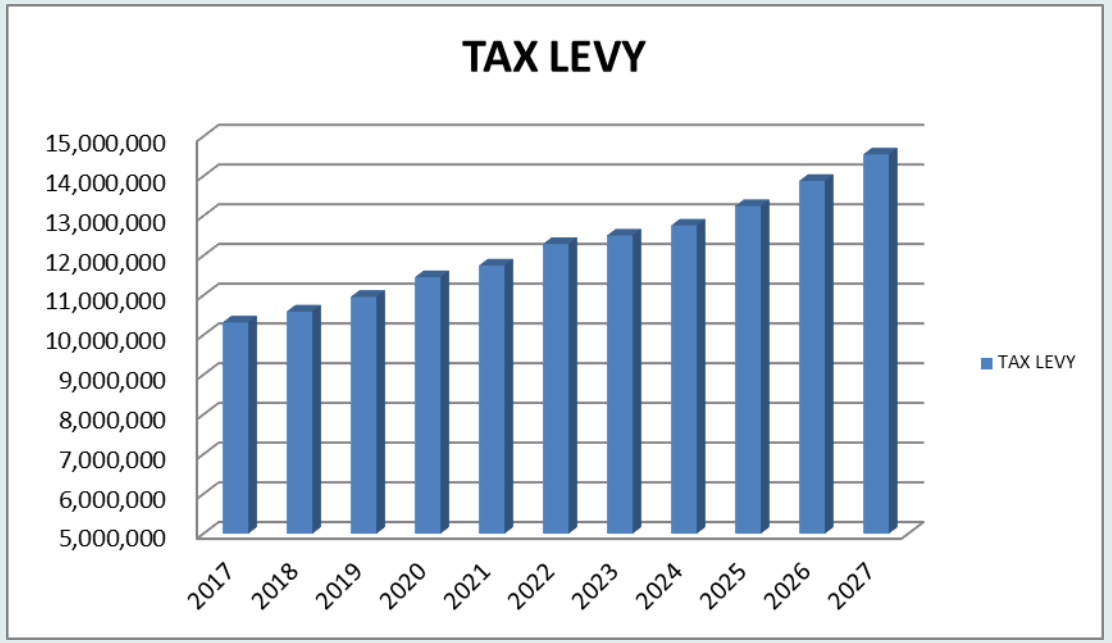
Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
2025	5.70	2025	8.48
2026	5.49	2026	8.71
*2027	5.43	*2027	8.25

*Proposed



TAX LEVY/ FUND BALANCE USE 2017-2027

Year	Levy Amount	Fund Balance to Offset Levy
2017	$10,319,219	$247,500
2018	$10,593,191	$162,980
2019	$10,964,181	$148,317
2020	$11,455,743	$379,842
2021	$11,751,122	$2,273,843
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2023	$12,507,397	$200,000
2024	$12,757,008	$253,100
2025	$13,247,051	$75,000
2026	$13,880,238	$151,412
*2027	$14,549,423	$275,000



HOMESTEAD TAX IMPACT SAMPLE BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	5.489724	$2,744.86
2027	$525,000*	5.433298	$2,852.48
	**5% Assessment Increase*		
NET INCREASE- $			$107.62
NET INCREASE- %			3.92%

NON-HOMESTEAD TAX IMPACT SAMPLE BILL

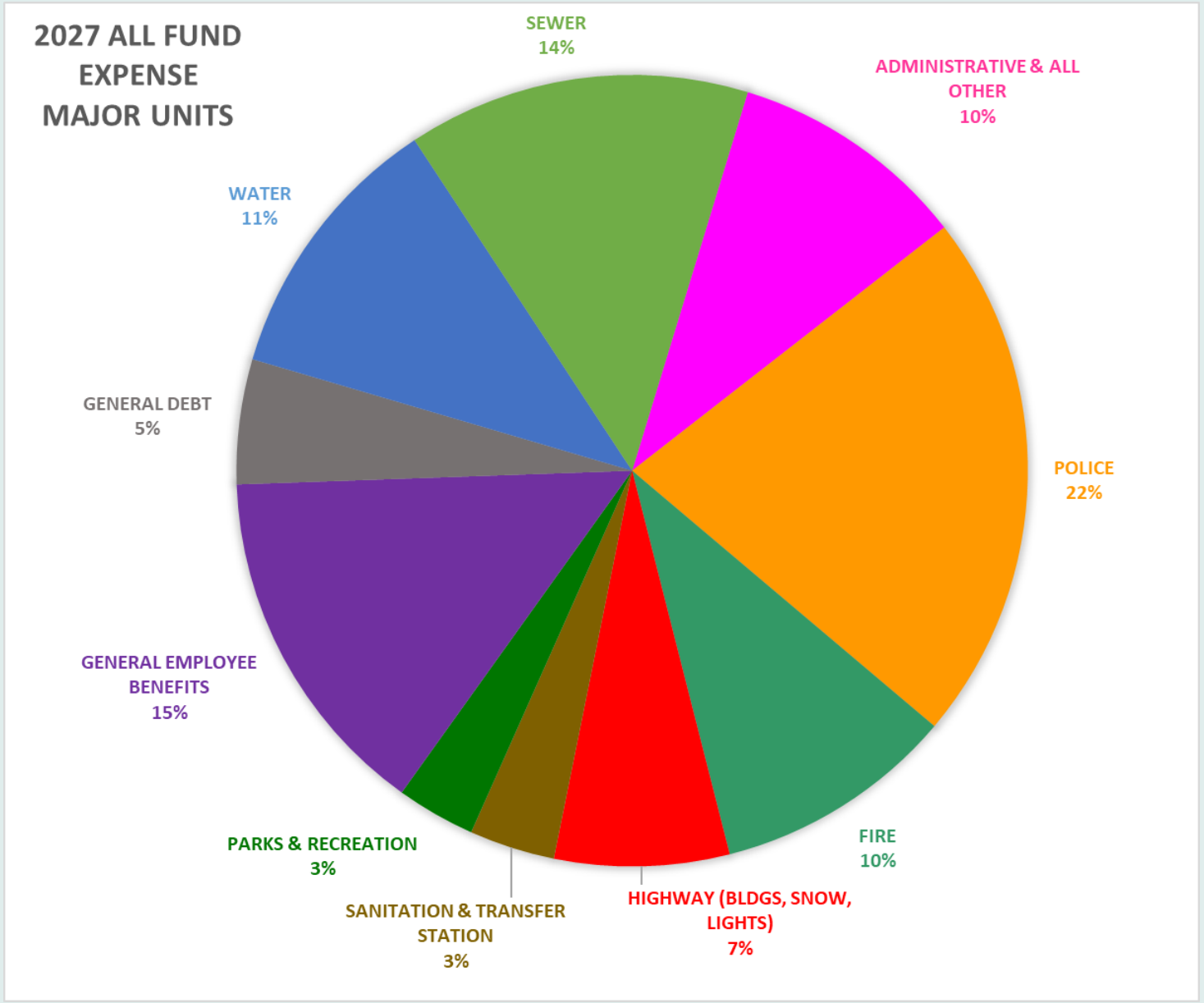
TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	8.710794	$4,355.40
2027	$500,000	8.250437	$4,125.22
NET DECREASE- $			-$230.18
NET DECREASE- %			-5.28%

EMPLOYEES BY DEPARTMENT 2017-2027

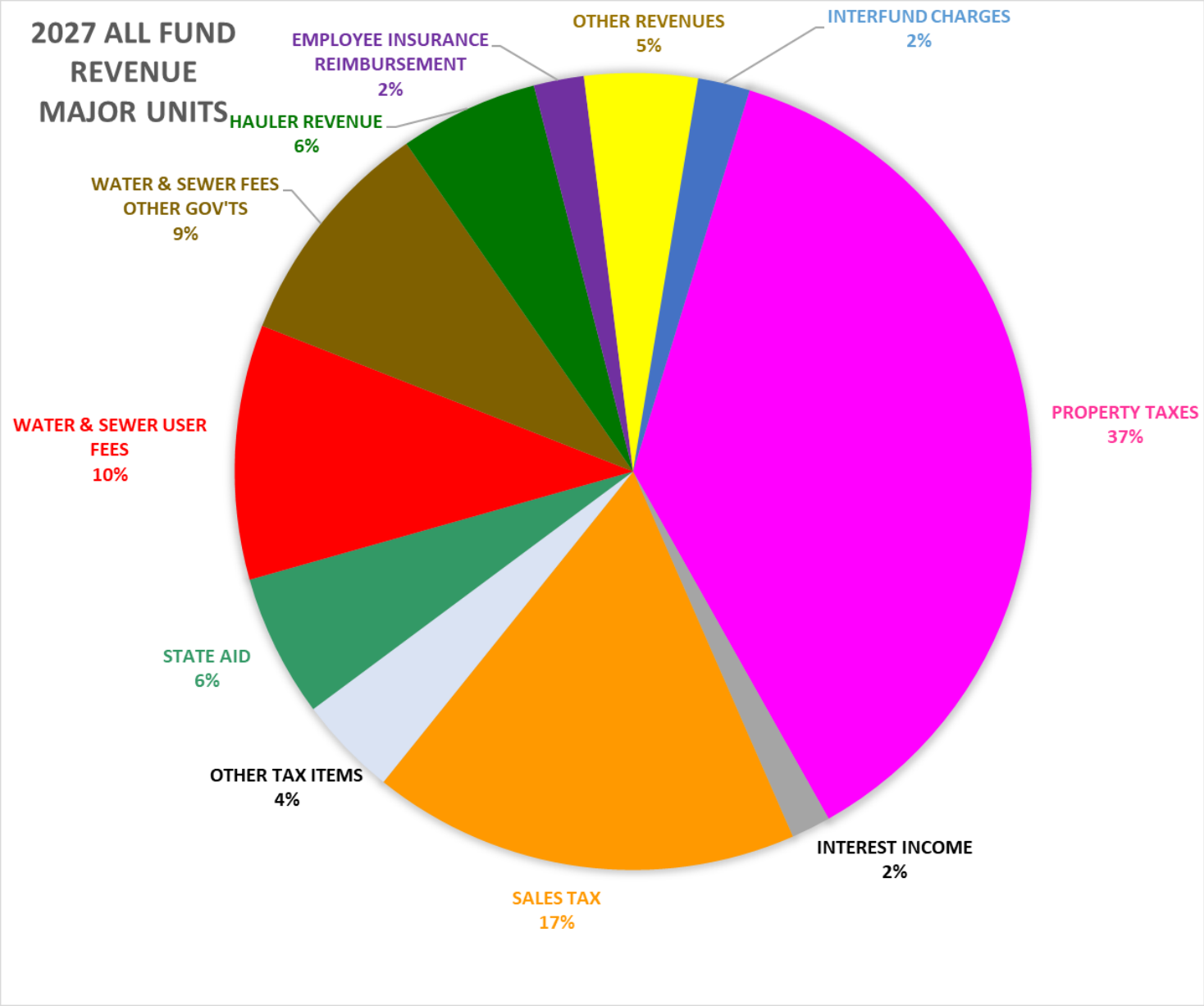
NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

EXPENSE BREAKDOWN



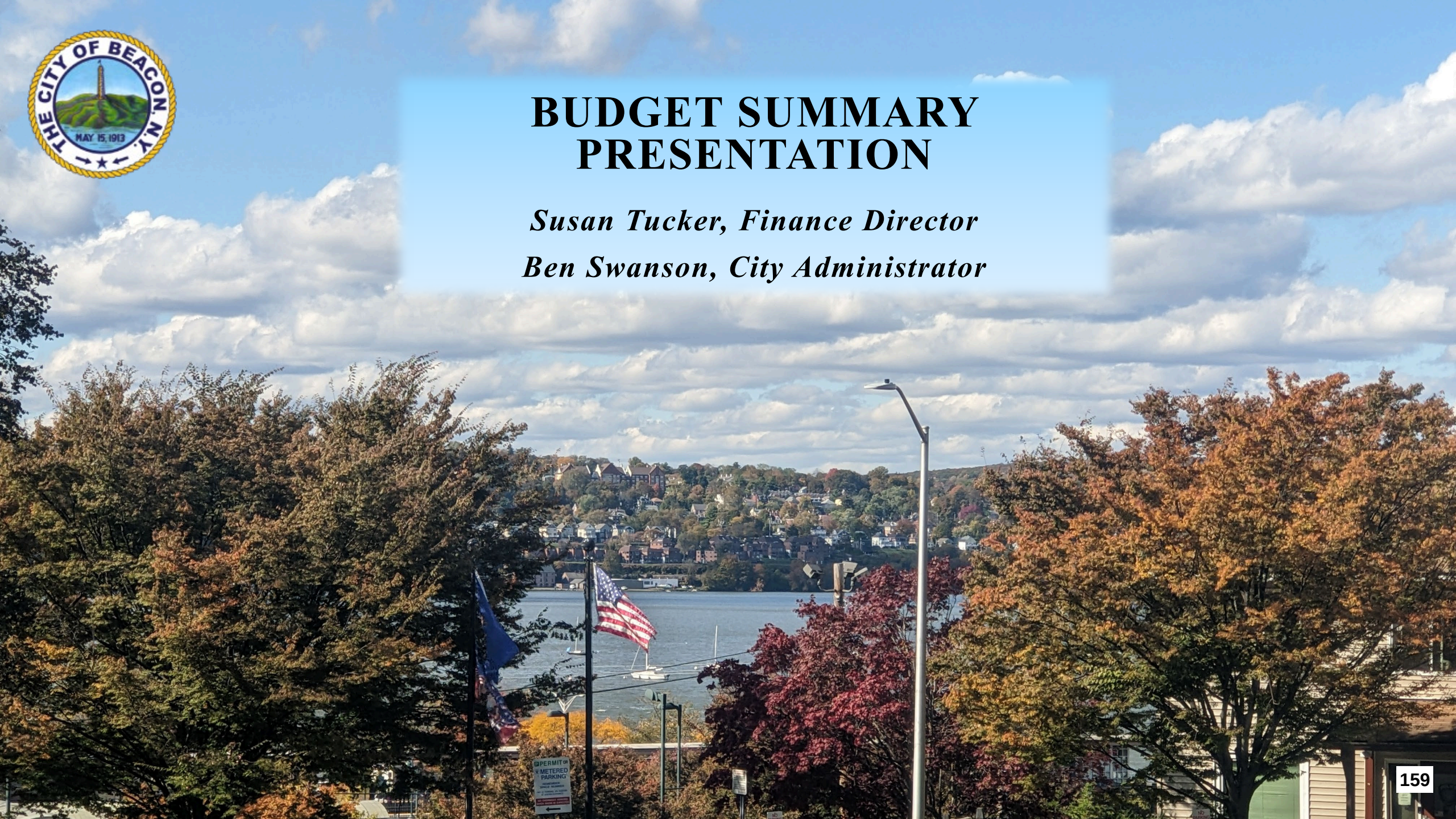
REVENUE BREAKDOWN



BUDGET SUMMARY PRESENTATION

Susan Tucker, Finance Director

Ben Swanson, City Administrator



Title:

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

ATTACHMENTS

Keane & Beane, P.C. Memorandum Regarding Potential Amendments to Short-Term Rental Regulations

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

KEANE & BEANE P.C.
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  Melville, NY 11747
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  Fishkill, NY 12524
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- **New York City**
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  Suite 810
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Lee Kyriacou**
Members of the City Council

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

RE: **Short-Term Rental Local Law - Decision Tree for Updates**

DATE: **September 8, 2026**

At the July 20, 2026, and August 17, 2026 meetings of the City Council of the City of Beacon (the "City Council"), the City Council discussed amendments to the City of Beacon (the "City") regulation of short-term rentals ("STRs") pursuant to Beacon City Code § 223-26.5 (the "STR Law"). This memorandum outlines questions the City Council considered in our office's memorandum dated July 17, 2026, and the decisions made by the City Council concerning the STR Law. The City Council's decisions pertaining to each question are incorporated into the attached proposed local law. For background information, the City Council is respectfully referred to our office's July 17, 2026, memorandum.

I. DECISION TREE

1. **Question**: Should STRs be entirely banned in the City? N.Y. Real Property Law § 447-c(1)(d) expressly authorizes municipalities to prohibit STRs.

   - **Answer:** No. STRs should not be entirely banned. Accordingly, the STR law does not need to be revised with respect to this item.

   Discussion: The City Administration has also suggested that the City Council may want to address enforcement issues that will certainly arise from a ban. For example, additional budgeting for the hiring of additional code enforcement officers, additional budgeting to address illegal STRs in City Court, procurement of additional third-party services to identify illegal STRs.

2. **Question**: Where should STRs be permitted?

   - **Answer:** STRs may continue to be allowed in all zoning districts. Accordingly, the STR law does not need to be revised with respect to this item.

3. **Question**: Should the number of STRs be limited?

- **Answer:** No. The number of STR permits which can be issued should not be capped. Accordingly, the STR law does not need to be revised with respect to this item.

4. **Question**: Should the owner-occupied requirement be eliminated?

   - **Answer:** No. The owner-occupied requirement should remain in effect.

5. **Question**: Whether to increase the penalty for violations of the City's STR law.

   - **Answer:** Yes. The penalty for violations of the City's STR law should be increased. Accordingly, our office has prepared and submitted herewith a separate local law amending Chapter 1 of the City Code to increase all penalties of violations of the City's Zoning Code, Chapter 223 of the City Code. As the STR local law expressly references the penalties set forth in Chapter 1 of the City Code, no revisions to STR law are necessary to incorporate this change.

6. **Question**: Whether to amend the Law to require short-term rental marketplaces to include only permitted STRs.

   - **Answer:** Yes. The City Council desires to amend the STR law to require STR marketplaces to only market STRs which have been issued a permit. The draft STR law has incorporated such language.

cc: Ben Swanson, City Administrator
Natalie Quinn, City Planner
Bryan Murphy, Building Inspector

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING THE BEACON CITY CODE CONCERNING ZONING AND BUILDING ENFORCEMENT PENALTIES

A LOCAL LAW to amend the Beacon City Code concerning penalties for violations of the City's Zoning Code and Fire Prevention and Building Code.

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

Section 1. Chapter 1 of the Beacon City Code, Section 1-3 entitled "General Penalty," Subsection C is hereby amended as follows:

§ 1-3 **General Penalty.**

...

C. ~~Where~~ Any owner, lessee, contractor, corporation, architect, builder, engineer, surveyor, agent, employee, or other natural or non-natural person, or the agent or employee of any of them, who commits a violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, shall, ~~is found~~ upon conviction by a court of competent jurisdiction, be guilty of a violation under this Code (and not pursuant to the Penal Law of the State of New York), and the court must impose a fine ~~of not less than $25 per day from the compliance date set forth in the Building Department's order to remedy~~as follows:

(1) First offense, by a fine not less than $500, not to exceed $1,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's first offense, by fine not less than $2,500, not to exceed $5,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(2) For a second offense within five years after a conviction of a first offense, by a fine not less than $1,500, not to exceed $2,500, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's second offense, by fine not less than $7,500, not to exceed $15,000, or any higher

amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(3) For a third offense within five years after a conviction of a second offense, which took place within three years after a conviction of the first offense, by a fine not less than $4,000, not to exceed $6,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's third offense, by fine not less than $25,000, not to exceed $50,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(4) In addition to those penalties prescribed above, any person who violates any provision of this chapter shall be liable to a civil penalty not to exceed $50,000. The civil penalty provided by this subsection shall be recoverable in an action instituted in the name of the City of Beacon.

(5) The Building Inspector may, upon prior written notice and an opportunity to be heard, revoke a certificate of occupancy for a building or structure which is occupied or utilized in violation of Chapter 223. The Building Inspector may revoke a certificate of occupancy for some or all areas of the building or structure being occupied or utilized in violation of Chapter 223. A determination to revoke a building or structures certificate of occupancy shall be reviewable by the Zoning Board of Appeals in accordance with Article V of Chapter 223 and Sections 81-A and 82-B of the N.Y. General City Law. Any person or entity which continues to occupy or utilize a building or structure which does not have a certificate of occupancy shall, in addition to any other penalties and fines which may be applicable, be subject to a fine no less than $1,000, not to exceed $2,500, for each and every day that such violation continues, recoverable by suit brought by the City of Beacon and to be retained by it.

(6) A civil action may also be commenced in the name of the City of Beacon seeking to disgorge profits realized by any person, entity, or business who violates any provision of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning.

(7) Any violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, may also be enjoined pursuant to law.

(8) The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

...

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Section 2. Chapter 64 of the Beacon City Code concerning the issuance of summonses, Section 64-2 entitled "Authorization" is hereby amended as follows:

§ 64-2 **Authorization.**

The Building Inspector, Deputy Building Inspector and Code Enforcement Officer of the City of Beacon are authorized to issue summonses returnable ~~within 10 days~~ in the City Court for any violation of any provision of the City of Beacon Zoning Ordinance and the Beacon Code of Ordinances. The term "summons," as used herein, shall include an appearance ticket within the meaning of § 150.10 of the Criminal Procedure Law of New York State.

Section 3. Chapter 223 of the Beacon City Code concerning penalties for violations of the Beacon Zoning Code, Article V – Administration and Enforcement, Section 223-53 entitled "Penalties for offenses; additional remedies," Subsection B is hereby amended as follows:

§ 223-53 **Penalties for offenses; additional remedies.**

...

B. Violations and penalties. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. ~~When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.~~

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 1, 64, and 223 of the Beacon City Code are otherwise to remain in full force and effect and are 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 6. 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.

DRAFT

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

John Gunn, Chair

October 5, 2026

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

Subject: City Council Referral of Local Law Amending Chapter 1 of the City of Beacon Code concerning penalties for violations of the City Zoning Code and Fire Prevention and Building Code

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City Code governing penalties for violations of the City Zoning Code and Fire Prevention and Building Code. The proposed Local Law was reviewed during the September 9, 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 provided the following comments:

- Consider eliminating the distinction between individual and corporate offenders. Consider that corporate entities may change over time but the principals-in-charge may remain the same. Consider whether it is legally permissible to impose fines on persons in a managerial position in the corporation. For cumulative fines assessed for subsequent offenses consider revising the language to make it a material factor as to whether the same individual is involved behind the "corporate veil."
- Consider providing guidelines for the Court to consider in setting a penalty amount including preventing the defendant from benefiting or gaining financially from the conduct that led to the offense.
- Consider whether Section 1-3.C(4) is duplicative of other penalties provided and consider providing standards for the imposition of this penalty.

Sincerely,

John Gunn

John Gunn
Planning Board Chair

JG/mp

City of Beacon City Council Agenda
10/05/2026

Title:

Resolution No. 79 - Adopting Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels

ATTACHMENTS

Resolution Adopting Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels

KARC Memorandum Regarding Potential Amendments to the Fishkill Creek District (Sept. 22, 2026)

Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels

Fishkill Creek District Map

Schedule of Dimensional Regulations

Schedule of Use Regulations

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning the Fishkill Development District and Hotels

Dutchess County Planning Memorandum Regarding a Draft Schedule of Use Regulations

Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Parts 2 and 3

Proposed Local Law Concerning the Fishkill Development District and Hotels - Full EAF, Part 3
Negative Declaration

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 79 OF 2026

ADOPTING LOCAL LAW NO. 3 OF 2026 TO AMEND THE BEACON CITY CODE CONCERNING THE FISHKILL CREEK DEVELOPMENT DISTRICT AND HOTEL REGULATIONS

WHEREAS, pursuant to Resolution No. 2026-062, passed on July 20, 2026, the City of Beacon City Council set a public hearing for August 17, 2026, regarding a proposed Local Law to amend Chapter 223 of the City Code, Zoning, concerning the Fishkill Creek Development District and regulations pertaining to hotel uses; and

WHEREAS, notice for said public hearing was published in the City's official newspaper, and

WHEREAS, on August 17, 2026, the scheduled public hearing was adjourned to September 8, 2026, at which time the City Council opened a duly noticed public hearing concerning the proposed Local Law, which was continued to and subsequently closed on October 5, 2025, and all those in attendance wishing to be heard on the proposed Local Law were given the opportunity to do so; and

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

WHEREAS, by letter dated August 19, 2026, the Beacon Planning Board issued its report on the proposed Local Law with comments; and

WHEREAS, by letter dated September 1, 2026, the Dutchess County Department of Planning & Development issued its report on the proposed Local Law with comments; and

WHEREAS, the proposed Local Law is a Type I Action pursuant to the State Environmental Quality Review Act ("SEQRA") as set forth in 6 NYCRR Part 617.4(b)(2); and

WHEREAS, the City Council is the lead agency for SEQRA purposes as the adoption of local land uses laws are solely within the City Council's jurisdiction; and

WHEREAS, the City Council is familiar with the proposed Local Law and has reviewed the Full Environmental Assessment Form Parts 1, 2, and 3, including the Part 1 Narrative (collectively the "FEAF"), and which Part 3 sets forth the reasons for the determination adopted herein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council has reviewed the proposed Local Law in accordance with SEQRA and after taking a "hard look" at each of the relevant area of environmental concern through review of the FEAF, and all other materials prepared and/or presented in connection with the proposed Local Law, hereby adopts the Negative Declaration set forth in Part 3 of the FEAF finding that the proposed Local Law will not result in a significant adverse impact on the environment and thus an Environmental Impact Statement need not be prepared; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the City Administrator to sign the FEAF Part 3; and

BE IT FURTHER RESOLVED, that the City Council hereby adopts Local Law No. 3 of 2026, amending Chapter 223 of the Beacon City Code concerning the Fishkill Creek Development District and hotels.

Resolution No. 79 of 2026		**Date: October 5, 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					

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Mayor Lee Kyriacou and Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: September 22, 2026

RE: Fishkill Creek Development (FCD) and Hotels Local Law

At the September 21, 2026 City Council workshop, the Council reviewed comments from the Planning Board and Dutchess County Planning regarding the proposed amendments to the Fishkill Creek Development (FCD) District. Council discussed each of the comments and provided direction regarding the changes to be incorporated into the proposed Local Law.

This memorandum summarizes the policy decisions and drafting direction provided by the City Council during that discussion and identifies how those decisions have been incorporated into the accompanying revised Local Law.

1. **Hotel Occupancy and Kitchens.** The Planning Board asked whether hotel length of stay and kitchen facilities could blur the distinction between transient lodging and dwelling units.

   - ❖ The Council was not opposed to longer-term hotel stays and determined that the existing distinctions within the zoning and building codes provide sufficient safeguards. A majority therefore supported retaining the proposed removal of the hotel-room kitchen prohibition. The Local Law has been retained as drafted with respect to kitchen facilities, and no additional length-of-stay restriction has been added.

   - ❖ The discussion also raised whether hotels should be required to be part of a mixed-use development, including consideration of affordable/BMR housing. No consensus was reached on this separate issue, and no additional changes have been made at this time.

2. **Hotel Approval Process.** The Planning Board suggested making hotels a special permit use so that the Council or Planning Board could provide additional review and potentially regulate hotel size.

   - ❖ The Council determined that a special permit would not provide meaningful additional review beyond the existing FCD Concept Plan and Site Plan processes. Hotels have been retained as a permitted use in the revised Local Law.

3. **Hotel Check-In and On-Site Management.** The Planning Board recommended modernizing the existing requirement for a traditional lobby, registry desk, and staffing model to accommodate electronic and mobile check-in

   - ❖ The Council supported allowing electronic registration/check-in while retaining an on-site management presence. The hotel regulations have been revised to allow

electronic registration/check-in while requiring an on-site management presence, rather than requiring a particular physical registry desk or office.

4. **Restaurant Size Limitation.** The Planning Board recommended reconsidering the existing 5,000-square-foot maximum for restaurants and other eating/drinking establishments in the FCD.

    - ❖ The Council supported eliminating the 5,000-square-foot restaurant cap City-wide, rather than limiting the change to the FCD. The Local Law has been revised accordingly to eliminate the 5,000-square-foot limitation within the FCD. Implementation of this change within the CMS and L Districts has been deferred pending further review of how removal of the limitation may affect existing businesses and potential development footprints within those districts.

5. **Fishkill Creek Buffer.** The Planning Board recommended clarifying the point from which the Fishkill Creek buffer is measured and considering whether the existing buffer dimensions should be increased based on DEC guidance.

    - ❖ The Council supported retaining the existing Fishkill Creek buffer requirements, including the average 50-foot buffer and 25-foot minimum. The existing dimensional requirements have been retained, and a cross-reference between the related buffer and design provisions has been added to clarify that the requirements are to be read and applied together.

6. **Streetscape Standards.** The Planning Board recommended adding more prescriptive streetscape regulations and guidance within the FCD.

    - ❖ The Council reviewed and was comfortable with the existing FCD streetscape and design standards. The existing standards have therefore been retained without additional prescriptive requirements.

7. **Viewsheds and Greenway Trail.** The Planning Board recommended considering additional viewshed regulations, including contextual renderings from Tioronda Bridge and other public vantage points.

    - ❖ The Council discussed strengthening protections for views from and toward the Fishkill Creek Greenway and Heritage Trail. Upon further review, the existing FCD regulations already provide substantial protections addressing this concern. Specifically:
        i. §223-41.13(F)(1)(h) requires the Concept Plan to describe how the proposal is consistent with the Fishkill Creek Greenway and Heritage Trail Master Plan, and §223-41.13(F)(2)(b)[4] requires the City Council to make a finding of consistency with that Plan as part of Concept Plan approval.

ii. §223-41.13(F)(1)(i) requires consideration of the architectural treatment of views "from the site to Fishkill Creek," "to the site from Fishkill Creek," and "over the site from important viewsheds," and expressly authorizes the City Council to require photo simulations as part of its review.
iii. §223-41.13(F)(2)(b)[8] requires FCD development to "maximize important views and view corridors" and to incorporate, protect and/or enhance important views and view corridors through site layout and design.
iv. The FCD design standards also require an interconnected pedestrian system providing access to the Greenway Trail and contain specific public-access requirements intended to create linkages with existing and anticipated pedestrian and bicycle trail systems.

- ❖ Accordingly, no additional amendment has been made at this time, as the existing FCD regulations provide the City Council and Planning Board with sufficient authority to evaluate views from the Greenway Trail and require appropriate visual information during project review.

8. **Building Height.** Dutchess County Planning recommended considering four or more stories rather than the existing three-story/40-foot maximum and/or establishing a height framework responsive to topography similar to the Waterfront Development District.

   - ❖ The Council supported retaining the existing three-story/40-foot maximum building height. The existing FCD height standard has therefore been retained without modification.

9. **Building Coverage.** Dutchess County Planning recommended considering an increase to the existing 35% maximum building coverage and focusing instead on impervious coverage.

   - ❖ The Council supported retaining the existing 35% maximum building coverage in the FCD at this time. Council expressed interest in separately considering a shift from building coverage to impervious coverage as part of a future City-wide zoning update. The existing 35% building-coverage standard has therefore been retained in the revised Local Law.

10. **Minimum FCD Development-Site Size.** Dutchess County Planning recommended reducing the minimum FCD development-site size from two acres to one acre.

    - ❖ The Council supported the recommendation. The Local Law has been revised to reduce the minimum FCD development-site size from 2 acres to 1 acre.

LOCAL LAW NO. ___OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE FISHKILL DEVELOPMENT DISTRICT AND HOTELS

A LOCAL LAW to amend Chapter 223, Zoning, concerning regulations governing hotels and the Fishkill Development District.

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

Section 1. Chapter 223 of the Beacon City Code, Article II – General Legislation, Section 223-14.1 entitled "Hotels" is hereby amended as follows:

§ 223-14.1 **Hotels.**

A. Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site ~~shall be limited to~~ may include usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel.

(1) Such accessory uses may include the following:

(a) Dining facilities providing food and drink.

(b) Newsstands, gift shops and other shops.

(c) Recreation facilities which shall be for the exclusive use of guests or members.

(d) Employees' quarters and facilities.

(e) Spa facilities.

(f) Conference center facilities

(2) All hotels shall include the following:

(a) ~~A lobby, registry desk, manager's office~~ Facilities or systems for guest registration and check-in, which may include electronic or mobile registration and check-in; and an on-site manager or other responsible hotel representative; and public rest-room facilities.

(b) Off-street parking facilities.

(c) Access to all guest rooms from an interior hallway

B. Screening. Outdoor parking areas and recreational facilities shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting.

C. Off-street parking shall be in accordance with § **223-26**.

D. ~~No kitchen facilities. There shall be no kitchen facilities in the hotel rooms except for a coffeemaker, a microwave oven and a small refrigerator.~~

Section 2. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.13 entitled "Uses; plan review; design standards," Subsections B(3) and B(5) are~~is~~ hereby amended as follows:

§ 223-41.13 **Uses; plan review; review; design standards.**

…

B. Principal uses permitted. A Fishkill Creek development may be a single use, or a mixed use which incorporates various permitted land use elements as part of a comprehensive development plan. These elements may include:

(1) Apartment, attached or multifamily dwelling.

(2) Artist live/work space, artist studio and workshop of artisan.

(3) Bed-and-breakfast establishment, ~~or~~ inn, or hotel.

(4) Spa, fitness centers/noncommercial swimming pool, exercise studio, day-care center or similar use as determined by resolution of the City Council. Such uses shall be permitted in buildings that face a street.

(5) Restaurant, bar, brew pub or other eating and drinking establishment. Such restaurants and other eating and drinking establishments shall be permitted in buildings that face a street. ~~No such individual use shall contain more than 5,000 square feet of gross floor area.~~

(6) Professional and business office in buildings that face a street.

(7) Gallery, exhibit space or museum.

(8) Community facility that complements residential and commercial use, such as a public or semipublic performance and cultural center, live theater, concert hall, meeting room suitable for social, civic, cultural or education activities, bandshell, kiosk or gazebo.

(9) Assembly, manufacturing, workshop or other light industrial use, as determined by the City Council, in fully enclosed buildings and not including any form of outdoor storage.

(10) Day-care center.

(11) Trade school or training program, college, private school, or nursery school.

(12) Other nonresidential use similar to the above uses as determined by resolution of the City Council.

...

Section 3. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development District, Section 223-41.14 entitled "Bulk regulations," Subsections B, ~~and~~ G, and I are hereby amended as follows:

§ 223-41.14 **Bulk regulations.**

A. Minimum size of FCD site: ~~two~~ one (1) acres~~~~. Notwithstanding the above, the owner of less than ~~two~~ one (1) acres~~~~ of land may apply for approval of a FCD project, where such land is adjacent to a proposed, approved or constructed FCD project.

B. Development potential. ~~Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11. Additionally, a~~A minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site. For good cause shown, the City Council may, upon imposition of such conditions as it deems appropriate, allow certificates of occupancy to be issued for dwelling units or artist live/work spaces prior to the nonresidential component being completed. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.

C. Maximum dwelling unit size: 2,000 square feet of gross floor area.

D. Maximum building coverage, including parking structures: 35%.

E. Minimum open space: 30%.

F. Maximum building height: three stories and 40 feet, as determined from the average grade level of the side of the building facing the primary street view. A corner or

centrally located elevator or stair tower projecting one story above the permitted building height may be approved by the City Council to add architectural interest and to encourage access to rooftop gardens.

G. Minimum building setback from edge of pavement of a public ~~and private~~ street~~s~~ right-of-way: 12 feet.

H. Minimum frontage of overall FCD site on public street right-of-way: 50 feet.

I. Minimum setback from and buffer width along Fishkill Creek, measured in accordance with §223-41.13I(15): an average of 50 feet, but not less than 25 feet at any point, from the top of the creek bank, except with respect to the existing building located at 555 South Avenue located in the Historic District and Landmark Overlay Zone, in which case the minimum setback and buffer requirement shall not apply.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is 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.

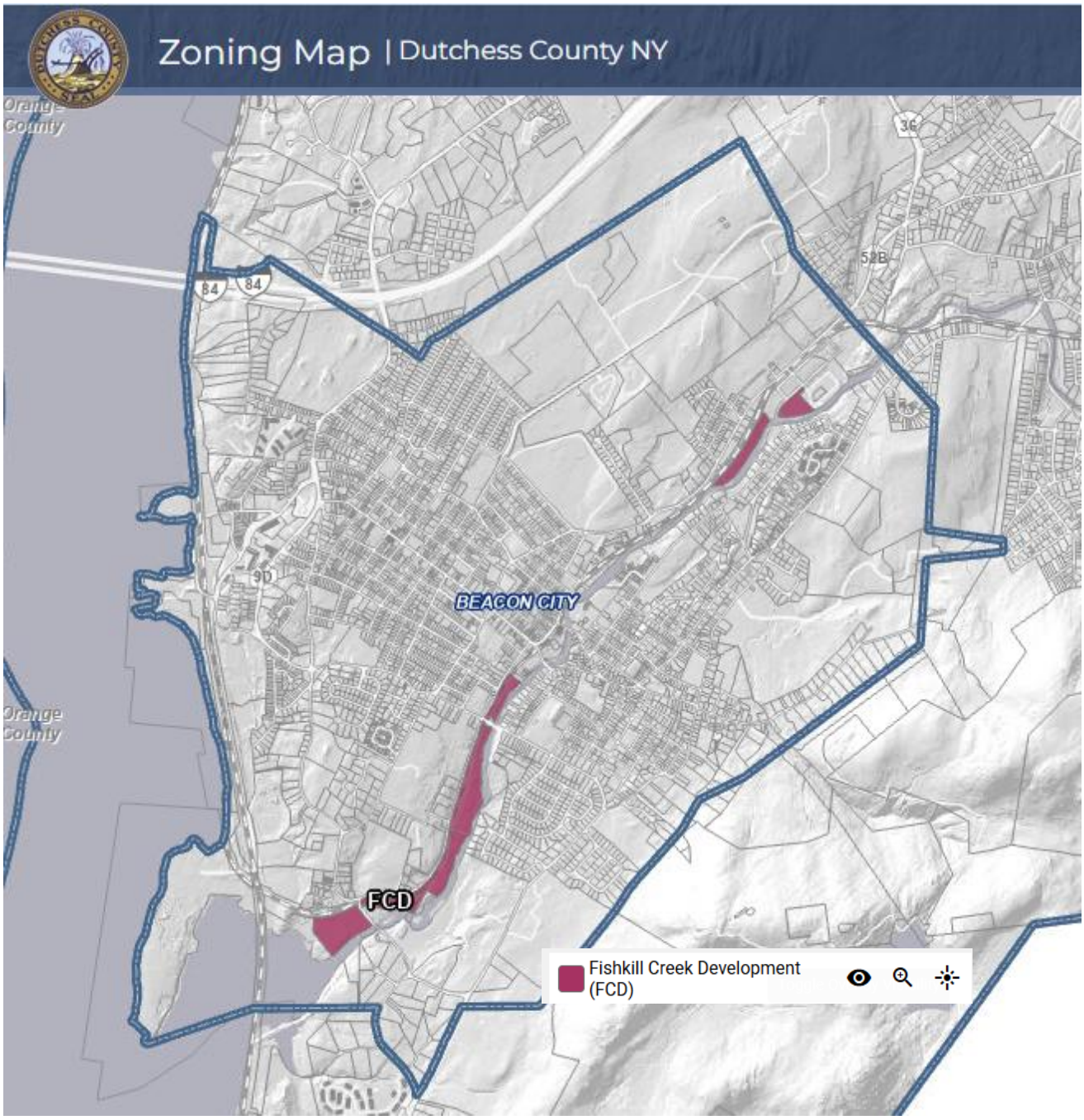
If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment 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.

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Attachment A - Location of FCD Parcels in Beacon



223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5/35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5/35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5/35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5/35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5/35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5/35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	2,500	50	100	10	10	20	—	2.5/35	N.A.	40%	2	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3/35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5/35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3/35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5/35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5/45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b]/100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f]/55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5/35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	—/35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3/38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4/48	—	—	—	15%	L	Art. IVE
FCD	12 acres	3,960	—	—	—	—	—	—	3/40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5/35	20%		—	—	WP	Art. IVA
TS	3 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	—/35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	—/40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than 1/2 the minimum side yard setback of the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025; 11-17-2025 by L.L. No. 12-2025; 12-1-2025 by L.L. No. 13-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	P	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	P~~X~~	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	TS	WP	FCD	LI	HI
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	P	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see →					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

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

John Gunn, Chair

August 19, 2026

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

Subject: City Council Referral of Local Law Amending the Fishkill Creek Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City's zoning code regarding regulations governing hotels and the Fishkill Creek Development (FCD) District. The proposed Local Law was reviewed during the August 11, 2026 Planning Board meeting. Planner, Natalie Quinn, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members in provided the following comments:

- Council and staff should investigate what, if any, other state or local regulations regulate the length of stay at hotels to ensure they do not revert to a dwelling unit
- Consider whether allowing kitchen facilities in hotel rooms would convert the hotel room to a "dwelling unit" (sleeping area, bathroom, food prep)
- Consider making "hotel" a special permit use so that Council or Planning Board can review and limit size if needed
- Board members showed support for modification of the hotel supplemental regulations to permit newer/more modern models of hotel that use technology for check-in rather than lobby and staff. These newer technologies are utilized to streamline check-in and reduce cost of bookings.
- With reference to Section 223-41.13.B(5) of the City Code (which is not currently proposed to be amended), the Council should consider the 5,000 sq foot size limitation currently placed on restaurants in the FCD. Many restaurants on Main Street are bumping up against seating caps that prevent them from expanding.
- With reference to Section 223-41.14.I, the Council should clearly establish a point from which the buffer zone is measured. Per DEC guidance, should also consider extending the required buffer area to 35-100ft for stream protection.
- Council should consider adding more prescriptive regulations and guidance for regulating streetscapes.
- Council should consider if regulations governing viewsheds from Tioronda Bridge and others vantage points would be appropriate. To this point, the Board recommends adding language like that which was added to the Train Station District to require contextual renderings of important viewsheds.

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

John Gunn, Chair

Sincerely,

John Gunn MP

John Gunn
Planning Board Chair

JG/mp

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Municipal Board **Project Name**: Proposed Local Law Concerning the Fishkill Development District and Hotels **Action**: Zoning Amendments **Applicant**: City of Beacon **Property Address**:	**Referral #**: ZR26-164 **Date Received**: 8/14/2026 **Date Requested**: 9/2/2026 **Date Issued**: 9/1/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The proposed local law would amend the zoning code for the Fishkill Creek Development District to eliminate the minimum lot size area per unit (maximum residential density) while retaining the bulk standards, which limit height, lot coverage, etc; to revise the minimum setback to be measured from public streets only; and to allow hotels as a permitted principal use (similar to inns). It would also update the supplemental regulations for hotels to allow kitchens in hotel rooms and to allow hotels as part of mixed-use projects.

COMMENTS

We support the City's efforts to provide flexibility for development within the FCD district, while maintaining reasonable form-based regulations. We encourage the Board to provide additional flexibility; in particular, we suggest considering:

- Allow buildings of 4 or more stories (vs. 3), and/or provide a height limit based on topography (ground floor elevation), similar to the Waterfront Development zone
- Allow additional building coverage (vs. 35% maximum), but focus on limiting impermeable coverage
- Allow development on parcels of one acre or more (vs. 2 acres), to allow all parcels in the district (except the pump station) the opportunity for redevelopment.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☐No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes ☐No
Solid Waste Management Facility	☐Yes ☐No
Hazardous Waste Management Facility	☐Yes ☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes ☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes ☐No
Waste Transporter	☐Yes ☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature  Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotels		
Project Location (describe and attach a general location map): The Fishkill Creek Development Zoning District		
Brief Description of Proposed Action (include purpose or need): The Beacon City Council is considering a Local Law which will amend the City of Beacon's Fishkill Creek Development (FCD) Zoning District's regulations to allow hotel uses. The Local Law further eliminates the traditional numerical residential density limitation in the FCD. Instead, density within the FCD will be limited through the Beacon Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, height, setbacks, open space, etc.). Minimum setbacks for buildings in the FCD will only be measured from the public right-of-way instead of also considering distances to private streets. Finally, the Local Law will provide an update to the Zoning Code's regulations for hotel uses.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Ben Swanson, City Administrator	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑ Yes ☐ No	Beacon City Council	July 20, 2026
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites:C314117, Remediation Sites:546031, Remediation Sites:C314118, Remediation Sites:314044

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential, commercial, and mixed-use.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?

Beacon Police Department & Metropolitan Transportation Authority Police Department

c. Which fire protection and emergency medical services serve the project site?

Beacon City Fire Department, Beacon Volunteer Ambulance Corps, and Empress Emergency Response Service.

d. What parks serve the project site?

Beacon City Parks & NY State Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☐No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If Yes, provide DEC ID number(s): _____
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon City Council Date July 30, 2026

Signature Christian A.L. Gates Title City Attorney

July 30, 2026

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Fishkill Creek Development District & Hotels

On July 20, 2026, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to amend certain regulations pertaining to the Fishkill Creek Development ("FCD") Zoning District. The FCD District is a relatively small geographic zoning district along the Fishkill Creek consisting of nine (9) tax map parcels generally ranging from 0.03 acres to 11.07 acres. The legislative intent of the FCD District is to encourage the redevelopment of underutilized or former industrial properties through a mix of residential and nonresidential uses while preserving the environmental and recreational uses of the Fishkill Creek. All future development within the FCD will be subject to independent review in accordance with the State Environmental Quality Review Act ("SEQRA").

Amendments to the Fishkill Creek Development District

1. Hotel Uses within the FCD District.

The proposed Local Law will permit Hotel uses in the FCD District. A Hotel is defined as under Zoning Code Section 223-63 as:

> "A building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter."

Hotel uses are similar to bed-and-breakfast and inn uses, which are currently permitted uses within the FCD District. Specifically, an "inn" is defined under Zoning Code Section 223-63 as "[a] hotel containing no more than 10 guest rooms." The City's Zoning Code does not otherwise establish substantially different regulations and requirements for hotels and inns except for the number of guest rooms. Moreover, inns and hotels both provide transient lodging accommodations and typically include similar accessory amenities. As such, permitting hotel uses with the FCD District will be generally consistent with the stated legislative purpose of the FCD District which is to "[e]ncourage the development and/or redevelopment of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses." Zoning Code § 223-41.12(A).

2. Density Limitation within the FCD District.

Density within the FCD is presently limited to no more than 11 dwelling units per acre. The Local Law will eliminate this traditional numerical based density limitation and instead regulate density through the Zoning Code's existing form-based standards (e.g., lot size, building coverage, frontage, building height, setbacks, open space requirements, etc.). A form-based approach to density regulation is currently utilized in the City's Central Main Street (CMS), Linkage (L), and Transit Station (TS) zoning districts. The City's General Business (GB) and Light Industrial (LI) zoning districts both allow approximately 29 dwelling units per acre.

The use of a form-based zoning limitation for residential density is further consistent the City Council's continued efforts to encourage additional residential dwelling units thereby increasing the City's housing stock as well as the number of below-market rental units. Accordingly, the elimination of FCD District's numerical limitation for density is consistent with the City's other mixed-use zoning districts and furthers the City Council's housing goals.

3. Minimum Setback Requirements in the FCD District.

The Local Law revises the minimum setback requirements within the FCD District to measure the setback requirement for buildings to be measured from a public right-of-way. Eliminating the reference to private streets is consistent with the City's other zoning regulations. The Planning Board will still have an opportunity to address the distances of buildings from private streets during the site plan review process.

Updates to the Zoning Code's Supplemental Regulations for Hotels

The Local Law amends Zoning Code § 223-14.1 concerning supplemental regulations for hotel uses. This revision provides that any uses on the same site of a hotel "may include" usual hotel activities and incidental accessory uses, whereas the Zoning Code currently provides that all buildings or structures on the same site of a hotel "shall be limited to" usual hotel activities and incidental accessory uses. This update to permissive language better reflects contemporary hotel uses which more frequently function as part of a mixed-use project rather than a stand-alone use.

The Local Law also removes the prohibition on kitchen facilities in guest rooms. The prohibition on kitchen facilities in hotel guest rooms has traditionally distinguished hotels from multifamily dwellings and single-room occupancy uses. However, many modern hotels now feature kitchenettes in guest rooms, and such distinctions between these different uses are adequately addressed via modern building code requirements and Zoning Code definitions.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project : Local Law re FCD & Hotels
Date : October 5, 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency-s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☑	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts:		☐	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:	D2g	☐	☐
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☐	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☐	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☐	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)			
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ■ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts:		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ■ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☑ NO ☐ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

The proposed Local Law, the Full Environmental Assessment Forms Part 1 and Narrative, Part 2, the City of Beacon Schedule of Uses, the City of Beacon Schedule of Dimensional Regulations, memorandums from the City Planner, the Beacon Zoning Map, the Dutchess County Dept. of Planning & Development GML 239-m referral response letter (09.01.2026), and the City of Beacon Planning Board referral response letter (08.19.2026), and discussions at Beacon Council meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City Council of the City of Beacon as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: A Local Law amending Chapter 223 of the Beacon City Code Concerning the Fishkill Creek Development District and Hotel Uses.

Name of Lead Agency: City Council of the City of Beacon

Name of Responsible Officer in Lead Agency: Benjamin Swanson (Delegated to the City Administrator per City Council Resolution)

Title of Responsible Officer: City Administrator

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Christian A.L. Gates Date: 10/2/2026

For Further Information:

Contact Person: Benjamin Swanson, City Administrator

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5000

E-mail: cityofbeacon@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

Beacon – FEAF Part 3 Attachment
Negative Declaration of Environmental Significant

Proposed Local Law Concerning the Fishkill Creek Development District and Hotels

On July 20, 2026, the Beacon City Council (the "City Council") introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to revise the regulations pertaining to the Fishkill Creek Development district ("FCD") and hotel uses. The proposed Local Law does not amend the City's Zoning Map. By letter dated September 1, 2026, the Dutchess County Department of Planning and Development offered comments on the Local Law. By letter dated August 19, 2026, the City of Beacon Planning Board (the "Planning Board") offered its comments on the Local Law. On September 21, 2026, the City Council discussed the comments from the Planning Board and the Dutchess County Department of Planning and Development.

The FCD consists of only nine (9) tax parcels, ranging in size from approximately 0.03 acres to 11.07 acres, with one (1) outlier parcel being 49.9 acres (a right-of-way along an abandoned rail line). Several parcels in the FCD have been recently developed, yet others remain vacant and/or underutilized. Parcels in the FCD are typically former industrial properties, vacant land, and portions of the rail line. The purpose of the proposed Local Law is to make narrowly tailored amendments to the FCD to encourage redevelopment of such vacant and underutilized properties. In summary, the proposed Local Law makes the following changes:

- Provide that "hotels" are a permitted use in the FCD. Presently, "hotels" are prohibited in the FCD, yet "inns" are permitted. An "inn" is defined as a "hotel" with fewer than ten (10) guest rooms. The Zoning Code also provides ambiguity as to whether a "hotel" could be construed as a "similar" use to an "inn" thereby authorizing approval of a "hotel" by the City Council pursuant to Zoning Code § 223-41.13(B)(12). Moreover, "bed-and-breakfast establishments" are also permitted in the FCD.

- Updating the regulations pertaining to "hotel" uses to better reflect modern hotels. Electronic or mobile check-in will be permitted, provided there is an on-site manager or other hotel representative present. The Local Law also eliminates the requirement that all buildings or structures on the site of a hotel be strictly limited to usual hotel activities and accessory uses of hotel. This will allow residential and other commercial components to be located on the same site as a hotel. The Local Law eliminates the prohibition on kitchen facilities in hotels. Modern building code requirements allow kitchen facilities in hotel rooms, and sufficient safeguards exist under State and local laws, rules, and regulations to ensure that hotels are not impermissibly converted into multifamily dwellings or single-room occupancy uses.

- Elimination of the 5,000 square foot restriction for restaurants, bars, brew pubs or other eating and drinking establishments in the FCD. This change was recommended

by the Planning Board as it can prevent establishments from expanding and effectively imposes a seating cap which may not otherwise apply.

- Reduction of the minimum lot size from two (2) acres to one (1) acre. This recommendation was offered by the Dutchess County Department of Planning and Development and will give all parcels in the FCD the opportunity to be developed (excluding a pump station).

- Elimination of the maximum dwelling unit density of 11 units per acre. The current maximum does not reflect the City's housing development and affordability goals. Accordingly, eliminating this maximum will add flexibility. New development will continue to be limited by the FCD's existing form-based dimensional and design standards (e.g., building coverage, open space, scale, height, setbacks, dwelling unit size, frontage, massing, etc.).

- Elimination of the reference to private streets when measuring the minimum building setback. This revision also adds that building setback measurements shall include the pavement edge of a public right-of-way. These revisions are consistent with the City's other Zoning Code regulations. The minimum building setback will also continue to be measured from the edge of the pavement of any public streets. There are no changes to the underlying 12-foot minimum building setback.

- Clarification of the Fishkill Creek buffer and minimum setback. This revision was recommended by the Planning Board and includes a citation to the relevant Zoning Code section. The revision also clarifies that the setback distance is to be measured "from the top of the creek bank."

The determination of environmental significance made herein pursuant to the State Environmental Quality Review Act ("SEQRA") is only applicable to the proposed Local Law and is not a review of environmental significance of any proposed development. For clarity, any and all subsequent development within the FCD or development of hotels shall be subject to project specific environmental review pursuant to SEQRA and the Beacon City Code.

The proposed Local Law will not have a significant adverse impact on the environment for the following reasons:

The proposed Local Law is not inconsistent with the City's Zoning Code or Comprehensive Plan. The 2017 City of Beacon Comprehensive Plan supports the continued redevelopment of the Fishkill Creek corridor through a mix of residential, commercial, cultural, and recreational uses. The Plan specifically encourages expanded tourism opportunities, and amenities such as inns, spas, restaurants, and other destination-oriented uses to support the City's economic development opportunities. Importantly, the Plan recommends encouraging the redevelopment of vacant and underutilized industrial sites along the Fishkill Creek for new residential, commercial, or light industrial uses. Accordingly, the proposed Local Law is consistent with the Comprehensive Plan as it will expressly allow hotels within the FCD, which

is a hospitality and tourism use. Allowing "hotels" in the FCD is not inconsistent with the Zoning Code because "hotels" are the same type of land use as "inns", which is a permitted use in the FCD. Moreover, the proposed Local Law includes narrowly tailored changes intended to encourage development of vacant or underutilized parcels. For example, reducing the minimum lot size to one (1) acre zoning will allow all parcels in the FCD to be developed in some manner (excluding the existing pump station). The elimination of the maximum number of dwelling units is also consistent with the City's form-based Zoning Code requirements and furthers the City's housing development goals. New development will continue to be regulated under existing bulk and design standards as well as existing features (e.g., lot coverage, setbacks, height, open space, the Fishkill Creek, the rail line right-of-way, steep slopes, etc.). As such, the proposed Local Law is consistent with existing permitted land uses in the FCD and is consistent with the Comprehensive Plan's goals for redevelopment in the FCD.

The proposed Local Law does not create any adverse environmental impacts because the Local Law does not result in direct or physical impacts to the land. Instead, each application for land use approvals in the FCD or for the development of hotels will involve a unique and individual set of circumstances, the particular nature of which will be subject to the regulations and requirements of the Zoning Code, the City Code, and State law. The evaluation of such future uses will involve independent review for conformance with the Zoning Code as well as environmental impacts. However, the proposed Local Law alone will not have a direct impact on land. As such, the potential for secondary or indirect effects of the proposed Local Law does not support the conclusion that the legislation will or may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Furthermore, potential secondary or indirect impacts do not give rise to any currently identifiable potential significant adverse environmental impacts. Therefore, an environmental impact statement need not be prepared.

The proposed Local Law does not propose any actions, or land uses which are sharply or drastically different from surrounding land use patterns. Full build out of the FCD is also unlikely due to limitations caused by the Fishkill Creek, steep slopes, and the rail line right-of-way.

The proposed Local Law will not result in a substantial adverse change or impact to existing air quality, ground or surface water, traffic or noise levels, nor a substantial adverse change or impact for erosion, flooding, leaching or drainage. The changes to the text of the Zoning Code are primarily to update existing regulations. For example, no changes are proposed to the applicable parking requirements, erosion control requirements, building heights, stormwater pollution prevention requirements, nor will new uses be permitted which are inconsistent with existing regulations. The changes to the setback requirements are consistent with other Zoning Code regulations and do not alter the underlying 12 foot minimum. The removal of the density limitation in the FCD is not expected to have significant impacts as development will continue to be regulated and constrained by the City's form-based zoning regulations. The reduction to the one (1) acre lot size is also not anticipated to have significant impacts as a one (1) acre

minimum will still be one of the City's larger lot zones but will allow the development of certain underutilized and/or vacant parcels in the FCD. To the extent that this environmental review precedes future development, such development shall be subject to all City zoning and land use requirements, which is no less protective of the environment than the requirements of SEQRA.

The areas affected by the proposed Local Law have been developed for decades, including industrial and commercial uses. Given the FCD is a developed district, and the other changes to the hotel regulations do not impact the City's bulk regulations, the proposed Local Law will not have a direct impact on or cause the removal or destruction of large quantities of flora or fauna, nor substantially interfere with any protected flora or fauna, habitats, or environmentally sensitive areas.

The proposed Local Law will not result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources of the existing community or neighborhood. Nor will it create a hazard to human health or significant change in the intensity of land uses, or result in the loss of open space or recreation because the changes to the City's schedule of uses and dimensional requirements are limited.

As such, for the reasons herein and the reasons set forth in the Full Environmental Assessment form Parts 1 and 2, and the information contained in the record, the proposed Local Law will not have a significant adverse environmental impact.

City of Beacon City Council Agenda
10/05/2026

Title:

Resolution No. 80 - Adopting Local Law No. 4 of 2026 Concerning Parking, Standing, and Stopping

ATTACHMENTS

Resolution Adopting Local Law No. 4 of 2026 Concerning Parking, Standing, and Stopping

Local Law No. 4 of 2026 Concerning Parking, Standing, and Stopping

Proposed Tioronda Parking Plans

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 80 OF 2026

ADOPTING LOCAL LAW NO. 4 OF 2026 TO AMEND THE BEACON CITY CODE CONCERNING PARKING, STANDING, AND STOPPING

WHEREAS, pursuant to Resolution No. 2026-064, passed on August 3, 2026, the City of Beacon City Council set a public hearing for August 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 August 16, 2026; and

WHEREAS, the originally scheduled public hearing was adjourned to September 8, 2026, at which time the duly noticed Public Hearing was opened, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law, and was adjourned until October 5, 2026; and

WHEREAS, on October 5, 2026, the City Council closed the duly noticed Public Hearing on the proposed Local Law,

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 4 of 2026 to amend the Beacon City Code concerning parking, standing, and stopping.

Resolution No. 80 of 2026		**Date: October 5, 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. ____ 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 parking restrictions on Tioronda Avenue between Main Street and Wolcott 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, Stopping, Section 211-14.1 entitled, "No parking, stopping or standing at intersection," Subsections A and B are hereby amended as follows:

§ 211-14.1 **No parking, stopping or standing at intersections.**

A. There shall be no parking, stopping or standing within 30 feet of every intersection throughout the City of Beacon. The Traffic Safety Committee shall be authorized to recommend to the City Council the appropriate location of signage at each intersection. The City Council shall review the recommendation of the Traffic Safety Committee and authorize the ~~Street~~ Highway Superintendent to erect the necessary signage not to exceed the distance of 30 feet from said intersection. The provisions of this section shall be effective upon the posting of the appropriate signage by the ~~Street~~ Highway Superintendent pursuant to §§ 1680 and 1683 of the Vehicle and Traffic Law.

B. There shall be no parking here to corner in the following locations.

Name of Street	Side	Location
	...	
Teller Avenue	Both	To a point 30 feet in both directions from the intersection of Rombout Avenue
Tioronda Avenue	~~North~~West	To a point 20 feet in both directions from the intersection of Van Nydeck Avenue

Tioronda Avenue	West	To a point 25 feet north from the intersection of Vine Street
Van Nydeck Avenue	North	To a point 275 feet from Teller Avenue

...

Section 2. Chapter 211 of the Beacon City Code, Article III – Parking, Standing, Stopping, Section 211-15 entitled, "Parking, stopping and standing prohibited at all times," Subsection B is hereby amended with respect to parking restrictions on Tioronda Avenue 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
...		
Tioronda Avenue	Both	From Knevels Avenue to Wolcott Avenue
Tioronda Avenue	Both	From Main Street to a point 25 feet south
Tioronda Avenue	East	From a distance of 140 feet south of Main Street to the intersection of Wolcott Avenue ~~a point 120 feet south except Sundays~~
Tioronda Avenue	West	From the intersection of Vine Street to the intersection of Wolcott Avenue
Tioronda Avenue	South	From No. 2 Tioronda Avenue to a point 125 feet west
Tioronda Avenue	West	From Knevels Avenue to South Avenue
...		

Section 3. 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 4. 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.

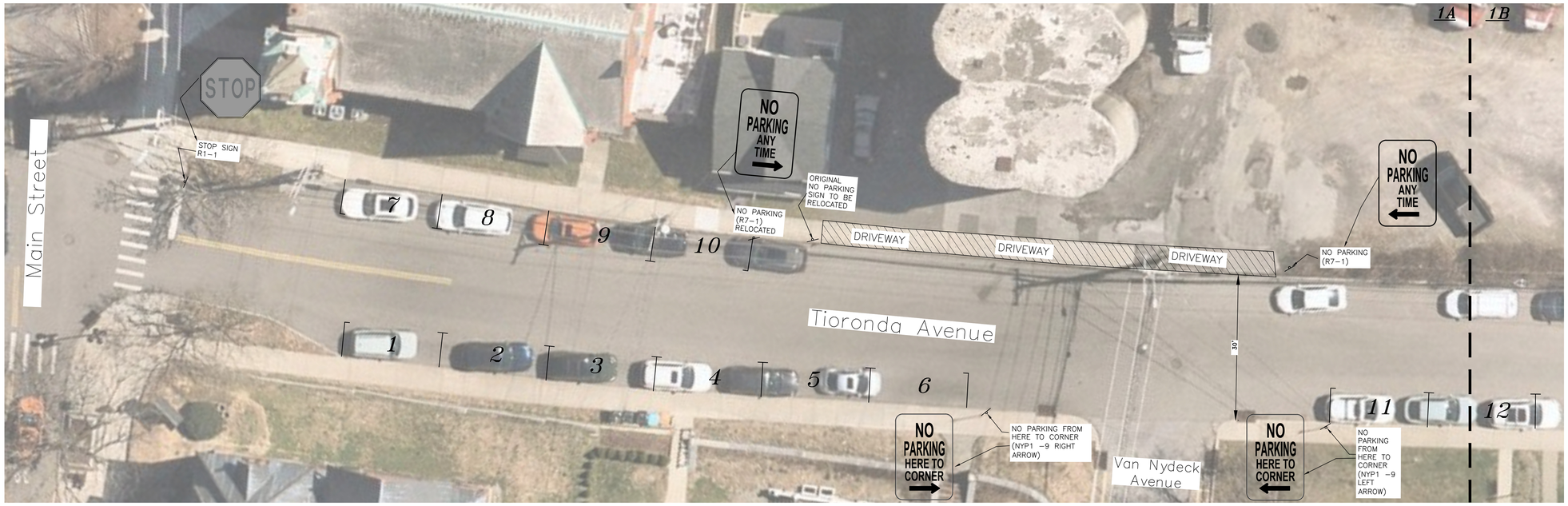
Section 5. Severability.

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 6. 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.

DRAFT



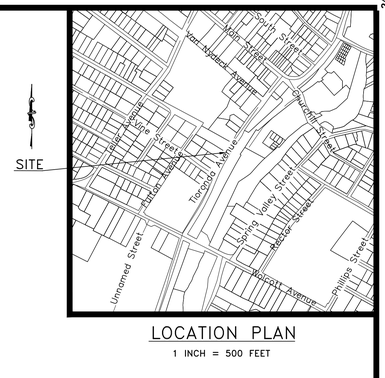
1A

SCALE: 1" = 10'



1B

SCALE: 1" = 10'



LOCATION PLAN

1 INCH = 500 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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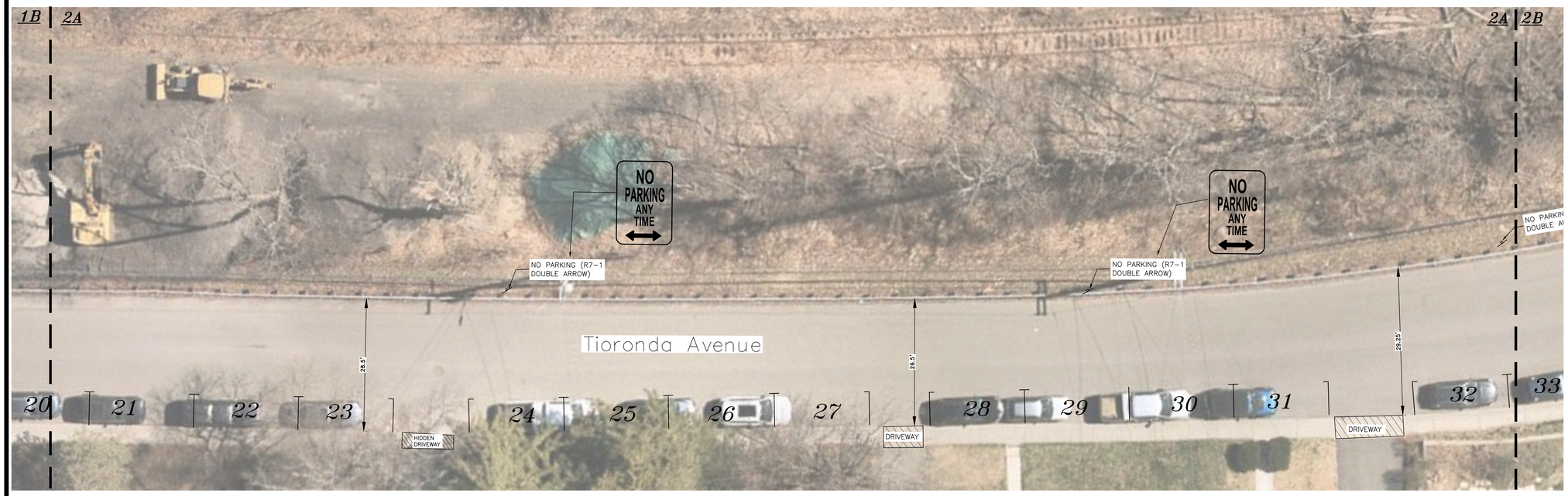
STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST - WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Drawn By:	Checked By:	Scale:	Tax Map No.:
SEF		1" = 10'	N/A

Date: JULY 14, 2026
Revisions:
CAD File: 666697-SITE PLAN.DWG
Layout: PARKING PLAN
Sheet No.: 1 OF 4
Drawing No.: C3D
A- 26 - 6697 - 01



2A

SCALE: 1" = 10'



2B

SCALE: 1" = 10'



LOCATION PLAN

1 INCH = 500 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Date:	JULY 14, 2026
Revisions:	
CAD File:	266697-SITE PLAN.DWG
Layout:	PARKING PLAN
Sheet No.:	2 OF 4
Drawing No.:	C-3D
Drawn By:	SEF
Checked By:	
Scale:	1" = 10'
Tax Map No.:	N/A
	A– 26 – 6697 – 01



LOCATION PLAN

1 INCH = 500 FEET



3A

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Date:	JULY 14, 2026
Revisions:	
CAD File:	266697-SITE PLAN.DWG
Layout:	PARKING PLAN
Sheet No.:	3 OF 4
Drawn By:	SEF
Checked By:	
Scale:	1" = 10'
Tax Map No.:	N/A
Drawing No.:	C-3D
	A– 26 – 6697 – 01

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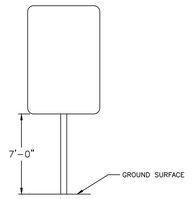
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SAFE DIGGING STARTS HERE



LOCATION PLAN

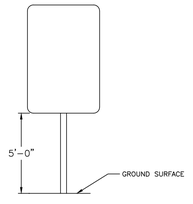
1 INCH = 500 FEET

SIGN	SIGN DESIGNATION	SIZE
STOP	R1–1	30" X 30"
NO PARKING ANY TIME ← / NO PARKING ANY TIME →	R7–1	12" X 18"
NO PARKING HERE TO CORNER ← / NO PARKING HERE TO CORNER →	NYP1–9	12" X 18"
NO PARKING ANY TIME ↔	R7–1(Double Arrow)	12" X 18"



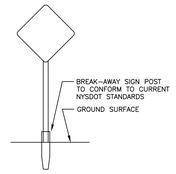
CURB/SIDEWALK SIGN HEIGHT

NOT TO SCALE



GRASS/SHOULDER/NO CURB SIGN HEIGHT

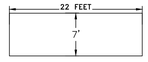
NOT TO SCALE



NOTE: SIGN TO BE MOUNTED AS REQUIRED BY NYSDOT STANDARDS

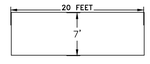
TYPICAL PERMANENT SIGN INSTALLATION

NOT TO SCALE



STANDARD PARKING STALL DETAIL

NOT TO SCALE



END PARKING STALL DETAIL

NOT TO SCALE

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

LANC & TULLY
Engineering and Surveying, D.P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294–3700

Date: JULY 14, 2026

Revisions:

STREET PARKING PLAN PREPARED FOR

TIORONDA AVE
(MAIN ST – WOLCOTT AVE)

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

CAD File: 266697–SITE PLAN.DWG
Layout: TRAFFIC CONTROL
Sheet No.: 4 OF 4

Drawn By:	Checked By:	Scale:	Tax Map No.:	Drawing No.:
SEF		1" = 10'	N/A	C3D A– 26 – 6697 – 01

Title:

Resolution No. 81 - Adopting Local Law No. 5 of 2026 Concerning Mid-Year Salary Increases for Appointed Employees and Officers

ATTACHMENTS

Resolution Adopting Local Law No. 5 of 2026 Concerning Mid-Year Salary Increases for Appointed Employees and Officers

Local Law No. 5 of 2026 Concerning Mid-Year Salary Increases for Appointed Employees and Officers

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 81 OF 2026

ADOPTING LOCAL LAW NO. 5 OF 2026 TO AMEND THE BEACON CITY CODE CONCERNING MID-YEAR SALARY INCREASES FOR APPOINTED EMPLOYEES AND OFFICERS

WHEREAS, pursuant to Resolution No. 2026-072, passed on September 8, 2026, the City of Beacon City Council set a public hearing for September 21, 2026 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning mid-year salary increases for appointed employees and officers; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on September 18, 2026; and

WHEREAS, the originally scheduled public hearing was adjourned to October 5, 2026, at which time 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. 5 of 2026 to amend the Beacon City Code concerning mid-year salary increases for appointed employees and officers.

Resolution No. 81 of 2026 **Date: October 5, 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					

LOCAL LAW NO. ___ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING ARTICLE 4 OF THE BEACON CITY CHARTER CONCERNING MID-YEAR SALARY INCREASES FOR APPOINTED EMPLOYEES/OFFICERS

A LOCAL LAW to amend Article 4, Administrative Departments, concerning mid-year salary increases for appointed employees/officers.

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

Section 1. Article 4 of the Beacon City Charter – Administrative Departments, Section 4.00 entitled "General Provisions" is hereby amended as follows:

§ 4.00 **General provisions.**

A. Creation of departments. The Council may establish city departments, offices or agencies in addition to those created by this Charter and may prescribe the functions of all departments, offices and agencies.

B. Personnel system. All appointments and promotions of city officers and employees shall be made solely on the basis of merit and fitness demonstrated by examination or other evidence of competence, and according to the provisions and requirements of the **Civil Service Law**.

C. Salaries. The Mayor shall fix reasonable salaries of all department heads and nonelected, nonaffiliated personnel, within the budgetary limits set by the Council. The application of General City Law § 25 is hereby superseded and the Mayor is expressly authorized to prospectively increase these salaries during a fiscal year after the salary has been fixed in the annual budget, subject to approval by the Council via resolution.

D. The Mayor and City Council shall approve in advance the creation of all employment positions within the City of Beacon, by roll call vote. Prior to such vote, the Mayor shall provide the Council with the position title, rate of pay, description of duties to be performed and the planned date of hire.

DRAFT

Section 2. State Law Superseded.

Pursuant to the authority vested in the City Council of the City of Beacon as set forth under N.Y. Municipal Home Rule § 10, this local law shall supersede N.Y. General City Law § 25 to allow increased compensation of appointed officers and employees during the fiscal year, after the same shall have been fixed and provided for in the budget of the City for such fiscal year.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article 4 of the Beacon City Charter is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. 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 Charter of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Charter affected thereby.

Section 5. 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 6. 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
10/05/2026

Title:

Resolution No. 82 - Referring a Local law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes to the City of Beacon Planning Board

ATTACHMENTS

Resolution Referring a Local law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes to the City of Beacon Planning Board

Proposed Local Law Local law Concerning Penalties for Violations of the City's Zoning, Fire Prevention

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 82 OF 2026

REFERRING A PROPOSED LOCAL LAW CONCERNING PENALTIES FOR VIOLATIONS OF THE CITY'S ZONING, FIRE PREVENTION, AND BUILDING CODES

WHEREAS, the City of Beacon is considering a local law which would amend the City's code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes; and

WHEREAS, pursuant to Resolution No. 2026-073, passed on September 8, 2026, the City Council previously referred the proposed Local Law to the City of Beacon Planning Board; and

WHEREAS, the City Council has since made substantive changes to the proposed Local Law and wishes for the City of Beacon Planning Boards to provide a report and recommendation on the proposed local law, as amended.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code concerning penalties for violations of the City's zoning, fire prevention, and zoning codes to the City of Beacon Planning Board for a report and recommendation to the City Council.

Resolution No. 82 of 2026		**Date: October 5, 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. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 1 OF THE BEACON CITY CODE CONCERNING ZONING AND BUILDING ENFORCEMENT PENALTIES

A LOCAL LAW to amend Chapter 1 of the Beacon City concerning penalties for violations of the City's Zoning Code and Fire Prevention and Building Code.

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

Section 1. Chapter 1 of the Beacon City Code, section 1-3 entitled "General Penalty," Subsection C is hereby amended as follows:

§ 1-3 **General Penalty.**

...

C. ~~Where~~ Any owner, lessee, contractor, corporation, architect, builder, engineer, surveyor, agent, employee, or other natural or non-natural person, or the agent or employee of any of them, who commits a violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, shall, ~~is found~~ upon conviction by a court of competent jurisdiction, be guilty of a violation under this Code (and not pursuant to the Penal Law of the State of New York), and the court must impose a fine ~~of not less than $25 per day from the compliance date set forth in the Building Department's order to remedy~~as follows:

(1) First offense, by a fine not less than $500, not to exceed $1,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's first offense, by fine not less than $2,500, not to exceed $5,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(2) For a second offense within five years after a conviction of a first offense, by a fine not less than $1,500, not to exceed $2,500, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's second offense, by fine not less than $7,500, not to exceed $15,000, or any higher

amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(3) For a third offense within five years after a conviction of a second offense, which took place within three years after a conviction of the first offense, by a fine not less than $4,000, not to exceed $6,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's third offense, by fine not less than $25,000, not to exceed $50,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(4) In addition to those penalties prescribed above, any person who violates any provision of this chapter shall be liable to a civil penalty not to exceed $50,000. The civil penalty provided by this subsection shall be recoverable in an action instituted in the name of the City of Beacon.

(5) The Building Inspector may, upon prior written notice and an opportunity to be heard, revoke a certificate of occupancy for a building or structure which is occupied or utilized in violation of Chapter 223. The Building Inspector may revoke a certificate of occupancy for some or all areas of the building or structure being occupied or utilized in violation of Chapter 223. A determination to revoke a building or structures certificate of occupancy shall be reviewable by the Zoning Board of Appeals in accordance with Article V of Chapter 223 and Sections 81-A and 82-B of the N.Y. General City Law. Any person or entity which continues to occupy or utilize a building or structure which does not have a certificate of occupancy shall, in addition to any other penalties and fines which may be applicable, be subject to a fine no less than $1,000, not to exceed $2,500, for each and every day that such violation continues, recoverable by suit brought by the City of Beacon and to be retained by it.

(6) A civil action may also be commenced in the name of the City of Beacon seeking to disgorge profits realized by any person, entity, or business who violates any provision of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning.

(7) Any violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, may also be enjoined pursuant to law.

(8) The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

...

DRAFT

Section 2. Chapter 64 of the Beacon City Code concerning the issuance of summonses, Section 64-2 entitled "Authorization" is hereby amended as follows:

§ 64-2 **Authorization.**

The Building Inspector, Deputy Building Inspector and Code Enforcement Officer of the City of Beacon are authorized to issue summonses returnable ~~within 10 days~~ in the City Court for any violation of any provision of the City of Beacon Zoning Ordinance and the Beacon Code of Ordinances. The term "summons," as used herein, shall include an appearance ticket within the meaning of § 150.10 of the Criminal Procedure Law of New York State.

Section 3. Chapter 223 of the Beacon City Code concerning penalties for violations of the Beacon Zoning Code, Article V – Administration and Enforcement, Section 223-53 entitled "Penalties for offenses; additional remedies," Subsection B is hereby amended as follows:

§ 223-53 **Penalties for offenses; additional remedies.**

...

B. Violations and penalties. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. ~~When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.~~

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 1 of the Beacon City Code is 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 6. 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.

DRAFT

City of Beacon City Council Agenda
10/05/2026

Title:

September 21, 2026 Minutes

ATTACHMENTS

September 21, 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 Ben Swanson

September 21, 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

Benjamin Swanson, Deputy City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Motion to amend the agenda to move the workshop and vote on the Appointment of Tweeps Phillips Woods before the Community Segment by Councilmember Grant.
Second by Mayor Kyriacou.
Motion passes 7 - 0.

Workshop

Appointment of Tweeps Phillips Woods to the Position of Deputy City Administrator

Local Laws and Resolutions

1. Resolution No. 75 - Appointment of Tweeps Phillips Woods to the Position of Deputy City Administrator

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Smith.
Motion passes 6 - 1. Councilmember Gorton voted against the resolution.

Community Segment

Police Department Presentation Concerning Flock Automatic License Plate Readers

Public Hearings

Public Hearing for a Proposed Local Law Concerning Mid-Year Salary Increases for Appointed Employees and Officers (to be adjourned to 10/5/2026)

Motion to adjourn the public hearing to October 5, 2026 by Councilmember Gorton.
Second by Councilmember Glauda.
Motion passes 7 - 0.

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes (to be adjourned to 10/5/2026)

Motion to adjourn the public hearing to October 5, 2026 by Councilmember Krasikov.
Second by Councilmember Wake.
Motion passes 7 - 0.

Reports: Mayor, City Council, and City Administrator

1. Proclamation in Honor and Remembrance of Chief Dennis J. Lahey
2. Proclamation in Honor of Barbara J. Sims

Workshop

Extension Agreement with Royal Carting Service Co. for Waste Collection Services

Motion to amend the agenda to move the workshop of Short-Term Rentals before the Proposed Local Law Concerning the Fishkill Development District and Hotels by Councilmember Wake.
Second by Mayor Gorton.
Motion passes 7 - 0.

Discussion of Potential Amendments to Short-Term Rentals
Proposed Local Law Concerning the Fishkill Development District and Hotels
Discussion of the Fishkill Avenue District/Eastern Gateway District
Proposed Local Law Concerning Parking, Standing, and Stopping

Local Laws and Resolutions

1. Resolution No. 76 - Authorizing the City Administrator to Execute an Extension Agreement with Royal Carting Service Co. for Waste Collection Services

Motion to adopt the resolution by Councilmember Grant.
Second by Councilmember Smith.
Motion passes 7 - 0.

2. Resolution No. 77- Setting a Public Hearing for a Proposed Local Law Concerning the East Gateway District

Motion to table the resolution by Councilmember Grant.
Second by Councilmember Gorton.
Motion passes 7 - 0.

3. Resolution No. 78 - Setting a Public Hearing for a Proposed Local Law Concerning Short-Term Rentals

Motion to adopt the resolution, as amended, by Councilmember Gorton.

Second by Councilmember Wake.

Motion passes 7 - 0.

Approval of Minutes

1. September 8, 2026 Minutes

Motion to approve the minutes by Councilmember Glauda.

Second by Councilmember Gorton.

Motion passes 6 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: October 5, 2026 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Gorton.
Second by Councilmember Smith.

Motion passes 7 - 0.