



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

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

**January 6, 2025
8:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Reports: Mayor, City Council, and City Administrator

1. [Designation of Acting City Administrators](#)
2. [City Administrator's Command Letter](#)

Local Laws and Resolutions

1. [Resolution No. 1 - Appointing George Mansfield to the Position of Ward Four City Councilmember](#)
2. [Resolution No. 2 - Appointing Karen Quiana to the Planning Board](#)
3. [Resolution No. 3 - Appointing J. Randall Williams to the Planning Board](#)
4. [Resolution No. 4 - Appointing Stowe Boyd to the Zoning Board of Appeals](#)
5. [Resolution No. 5 - Appointing Elaine Ciaccio to the Zoning Board of Appeals](#)
6. [Resolution No. 6 - Appointing Montos Vakirtzis to the Zoning Board of Appeals](#)
7. [Resolution No. 7 - Appointing Robert Palisi to the Board of Assessment Review](#)
8. [Resolution No. 8 - Appointing Peter Bailey to the Tree Advisory Committee](#)
9. [Resolution No. 9 - Appointing Andrew Ball to the Tree Advisory Committee](#)
10. [Resolution No. 10 - Authorizing the City Administrator to Execute an Agreement with Gate House Team at Compass for Real Estate Broker Services](#)
11. [Resolution No. 11 - Authorizing an Application for Transportation Improvement Program Funding](#)
12. [Resolution No. 12 - Designating the Poughkeepsie Journal as the Newspaper of Record](#)

Approval of Minutes

1. [December 16, 2024 Minutes](#)

Public Comment - Second Opportunity

Announcement of Next Workshop: January 13, 2025 at 7:00 p.m.

Executive Session

1. [Executive Session \(Real Estate & Personnel\)](#)

Adjournment

City of Beacon City Council Agenda
01/06/2025

Title:

Designation of Acting City Administrators

ATTACHMENTS

[City Administrator Memorandum Regarding Designation of Acting City Administrators](#)



CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

MEMORANDUM

TO: Mayor Lee Kyriacou
FROM: Christopher White
DATE: January 3, 2025
RE: Designation of Acting City Administrators

Pursuant to Section 3.01 of the City Charter, each year the City Administrator is required to provide a recommendation for the Mayor's approval of two qualified individuals who can serve in the capacity of City Administrator in cases of extended absence or vacancy in this position.

I am recommending the following individuals for your approval as Acting City Administrators in the event that I am unable to fulfill the duties of my position:

1. Susan Tucker, Director of Finance
2. Benjamin Swanson, Secretary to the Mayor

If you approve this recommendation, this information should be announced at the reorganization meeting on January 6, 2025.

Thank you.

City of Beacon City Council Agenda
01/06/2025

Title:

City Administrator's Command Letter

ATTACHMENTS

[City Administrator's Command Letter](#)



CITY OF BEACON

1 Municipal Plaza
Beacon, New York 12508
(845) 838-5000

JANUARY 6, 2025

STATE OF NEW YORK
COUNTY OF DUTCHESS

THE PEOPLE OF THE STATE OF NEW YORK

To: Susan K. Tucker CPA, Director of Finance

YOU ARE HEREBY COMMANDED to collect by law and ordinance provided, the several sums in the tax roll specified as assessed against the persons or property herein mentioned, for State, County, Municipal and all other purposes, you are required, immediately after receiving this warrant and after the publication to cause a notice of the reception thereof to be given as required by law.

You are hereby authorized to collect said taxes, to wit: County tax for the entire year in the amount of \$4,549,117.73 and City taxes for the year in the amount of \$13,247,051.00 and all other taxes, beginning January 30th and for thirty days thereafter during which time no fee shall be collected thereof.

All taxes or assessments remaining unpaid after the expiration of the said thirty days, you shall collect interest at the rate of one percent (1%) per month. All said interest shall belong to the City.

Whenever any persons or corporation shall refuse or neglect to pay said tax, you are directed to collect the same by action in the name of the city against any such person, or corporation, or if any tax or interest shall remain unpaid on the First day of December, 2025 you are directed to collect said tax and interest pursuant to Article 11 of the City Charter.

The foregoing is not to conflict with the tax law of the State of New York.

GIVEN under the hand and seal of the CITY OF BEACON this 6th day of January, 2025.

Christopher White, City Administrator

SEAL

cityofbeacon@beaconny.gov
www.beaconny.gov

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 1 - Appointing George Mansfield to the Position of Ward Four City Councilmember

ATTACHMENTS

[Resolution Appointing George Mansfield to the Vacant 4 Council Seat](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 1 OF 2025

APPOINTING GEORGE MANSFIELD TO THE VACANT WARD FOUR COUNCIL SEAT

WHEREAS, a vacancy currently exists in the Ward Four City Council Seat; and

WHEREAS, pursuant to City Charter § 2.04, the Mayor, with the consent of the City Council, shall appoint a qualified individual to fill a vacancy in the City Council until a successor is chosen in accordance with the Public Officers Law; and

WHEREAS, George Mansfield is qualified to serve as a Ward Four Council member.

NOW THEREFORE BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, George Mansfield to the vacant Ward Four Council seat for a term set to expire on December 31, 2025 in accordance with Public Officers Law § 38.

Resolution No. 1 of 2025 Amendments On roll call			Date: January 6, 2025			2/3 Required	3/4 Required
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 2 - Appointing Karen Quiana to the Planning Board

ATTACHMENTS

[Resolution Approving the Appointment of Karen Quiana to the Planning Board](#)

[Karen Quiana Committee Application](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 2 OF 2025

**APPROVING THE APPOINTMENT OF
KAREN QUIANA TO THE PLANNING BOARD**

WHEREAS, Karen Quiana recently completed a term of service on the City of Beacon Planning Board; and

WHEREAS, Karen Quiana wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Karen Quiana to the Planning Board for a term set to expire on December 31, 2027.

Resolution No. 2 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Karen Quiana

☐ Board of Assessment Review

☐ Board of Ethics

☐ Conservation Advisory Committee

☐ Emergency Management Committee

☐ Human Relations Commission

☒ Planning Board

☐ Recreation Committee

☐ Traffic Safety Committee

☐ Zoning Board of Appeals

☐ Any of the above

☐ Other _____

2-4 + monthly meeting

Landscape Designer.

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☐ Bachelor's Degree
☒ Master's Degree - *Landscape Architecture*.
☐ Doctorate Degree

Interest & Skills

skills: *design + planning, communications*
interests: *environmental issues, resilient communities*

Areas of Expertise
(business & civic)

*Master planning for sites,
Landscape design, code review*

Reference

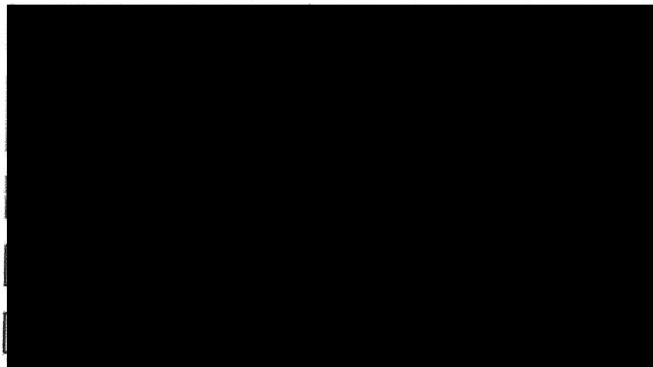
Reference Name

Address

Phone

Email Address

Relationship



Applicant Signature: *KAE*

Date: *10-7-19*

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 3 - Appointing J. Randall Williams to the Planning Board

ATTACHMENTS

Resolution Approving the Appointment of J Randall Williams to the Planning Board

J. Randall Williams Committee Application



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 3 OF 2025

**APPROVING THE APPOINTMENT OF
J. RANDALL WILLIAMS TO THE PLANNING BOARD**

WHEREAS, J. Randall Williams recently completed a term of service on the City of Beacon Planning Board; and

WHEREAS, J. Randall Williams wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, J. Randall Williams to the Planning Board for a term set to expire on December 31, 2027.

Resolution No. 3 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					



CITY OF BEACON

COMMITTEE APPLICATION

Name

James Randall Williams

Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Committee(s) Of Interest

Planning Board

Education Experience

I holds a AAS and Bachelors of Science Degree in Information Technology, with honors, from New York University.

Interests & Skills

Construction, Finance , development, International Culture, Land Preservation

Areas of Expertise (business, civic, and certifications)

I have over twenty-eight years of hands on experience in investments, marketing, distribution, financing, technology, government procurement, banking, research, manufacturing, distribution and system design, My' business expertise extends across the globe. I have assisted companies in various phases, from start up to acquisitions and mergers. Including direct funding, acquisitions, direct financing and equity financing both as a principal as well as a consultant.

I currently hold different position in my portfolio companies such as <http://www.geros.io> where I am partner and Chief Marketing Officer, Prime Image <http://www.primeimage.com>, where I am partner, <http://www.drtusks.com>, where I am Founder and Chief Marketing Officer. I am also Partner/Licensed Real Estate Broker in Hudson Realty Enterprise LTD of NYC, I also serve as Senior Advisor to Queen Diambi Kabatusuila of Congo, <http://www.queendiambi.com>

Reference Name

[REDACTED]

Reference Email

[REDACTED]

Reference Phone Number

[REDACTED]

Reference Relationship

[REDACTED]

Digital Signature

James Randall Williams

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 4 - Appointing Stowe Boyd to the Zoning Board of Appeals

ATTACHMENTS

[Resolution Approving the Appointment of Stowe Boyd to the Zoning Board of Appeals](#)

[Stowe Boyd Committee Application](#)

[Stowe Boyd Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 4 OF 2025

**APPROVING THE APPOINTMENT OF
STOWE BOYD TO THE ZONING BOARD OF APPEALS**

WHEREAS, Stowe Boyd recently completed a term of service on the City of Beacon Zoning Board of Appeals; and

WHEREAS, Stowe Boyd wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Stowe Boyd to the Zoning Board of Appeals for a term set to expire on December 31, 2027.

Resolution No. 4 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Stowe Boyd
Address	REDACTED
Phone Number	REDACTED
Alternate Phone	
Email Address	REDACTED
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☒ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☒ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	5 hours
Occupation	Writer, analyst
Employer	Work Futures (self-employed)
Work Address	REDACTED
Work Phone	REDACTED

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

housing, future of work, urbanism, tech

**Areas of Expertise
(business & civic)**

tech, future of work, writing, research

Reference

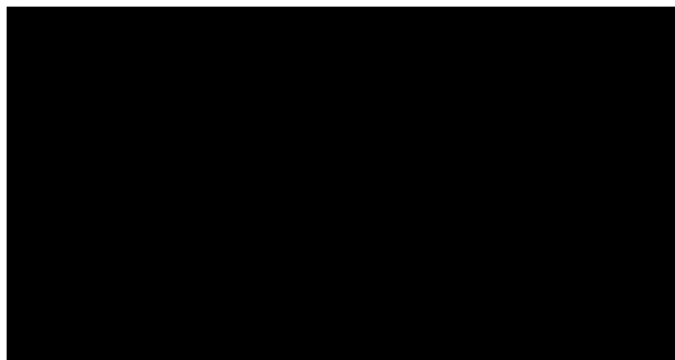
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

Date: 2022-10-16

Stowe Boyd

Writer, analyst, thought leader



WORK EXPERIENCE

Work Futures — Managing Director

2016 present

Work Futures (workfutures.org) is a research and analysis firm, producing a newsletter on the future of work (workfutures.io), and working with client companies in support of their research and thought leadership efforts. Those clients include many tech companies, including Cisco, Dell, IBM, Microsoft, and Google, as well as venture capital, management consulting, media, and consumer products companies. I've been a contributor to *Wired*, numerous Medium publications, *Webex Ahead*, and *Reworked*, to mention only a few.

Gigaom — Head of Research

2015 2016

After the relaunch of Gigaom in 2015, I joined the firm as head of research, growing a team of more than 20 analysts, hiring a head of sales, and setting the research agenda for the company. Also led research for work technologies as lead researcher.

Gigaom — Lead Researcher

2012 2015

Led research for work technologies work management, project management, collaboration, work chat, and other sectors and worked closely with tech vendors, such as Microsoft, Google, Smartsheet, and many others.

EARLIER EXPERIENCE

I became a technology analyst in 1994, after working in software as a programmer and executive. I worked with a precursor to Forrester and wrote the *Business Process Strategies* newsletter from 1995 to 2001. I was a columnist for *Darwin* and Lotus Developer's Journal. Contributor to *Wired*, *Knowledge Management Magazine*, and many other journals.

I was president of Corante, 2005 2007, an innovative blog publisher, and recognized as a media innovator by Social Media 100 in 2006.

I coined the term 'hashtag' in 2007, and 'work management' in 2013.

SKILLS

Writing and editing.

Technical research and analysis.

Social media.

ACHIEVEMENTS

Hashtag

Recognized as the originator of the term 'hashtag' by the [American Dialect Society](#) in 2013.

Social Media 100

2005

ACM National Lecturer

1990

EDUCATION

Boston University, Boston MA — *Master of Science, Computer Science*

Programming languages, operating systems, compilers. Created the Modular C language, and a programming environment for its use. Invited to adjunct faculty role.

University of Massachusetts, Amherst MA — *Bachelor of Science, Mathematics and Natural Sciences*

Biology, linguistics, discrete math, foreign languages, psychology.

Magna cum Laude, Phi Beta Kappa, Phi Kappa Phi.

HUDSON VALLEY ACTIVISM

Beacon NY, Main Street Access Committee — Chair and Co-Chair

Led the Main Street Access advisory committee from its founding through the present. Researched numerous aspects of traffic safety, parking, green space, and public life along Main Street and the surrounding areas, leading to dozens of recommendations, such as the naming and signage for the City's parking lots, proposals for traffic safety and renovating intersections, and a short , medium , and long term plan for parking across the city center.

BeaconArts — Board Member

Joined the board of directors of the non profit arts association in October 2022.

Chronogram's *The River* — Contributing Reporter

Researched and produced original stories on housing, economics, and business, starting in 2021.

***Highlands Current* — Columnist**

Writing a monthly column on economics, labor, and urbanism, starting in October 2022.

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 5 - Appointing Elaine Ciaccio to the Zoning Board of Appeals

ATTACHMENTS

[Resolution Approving the Appointment of Elaine Ciaccio to the Zoning Board of Appeals](#)

[Elaine Ciaccio Committee Application](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 5 OF 2025

**APPROVING THE APPOINTMENT OF
ELAINE CIACCIO TO THE ZONING BOARD OF APPEALS**

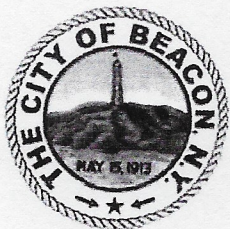
WHEREAS, Elaine Ciaccio recently completed a term of service on the City of Beacon Zoning Board of Appeals; and

WHEREAS, Elaine Ciaccio wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Elaine Ciaccio to the Zoning Board of Appeals for a term set to expire on December 31, 2027.

Resolution No. 5 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010

FAX: (845) 838-5012

Email: cityofbeacon@cityofbeacon.org

Name

Elaine Ciaccio

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☐ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☒ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☒ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

not restricted

Occupation

retired

Employer

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Detailed oriented, community development, well spoken

Areas of Expertise
(business & civic)

Past licensed real estate agent. Teacher assistant BCSD. Participated in The Peoples committee on Development

Reference

Reference Name

Address

Phone

Email Address

Relationship

Applicant Signature:

Elaine Ciaccio

Date:

12/30/19

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 6 - Appointing Montos Vakirtzis to the Zoning Board of Appeals

ATTACHMENTS

Resolution Approving the Appointment of Montos Vakirtzis to the Zoning Board of Appeals

Montos Vakirtzis Committee Application

Montos Vakirtzis Resume



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 6 OF 2025

**APPROVING THE APPOINTMENT OF
MONTOS VAKIRTZIS TO THE ZONING BOARD OF APPEALS**

WHEREAS, Montos Vakirtzis recently completed a term of service on the City of Beacon Zoning Board of Appeals; and

WHEREAS, Montos Vakirtzis wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Montos Vakirtzis to the Zoning Board of Appeals for a term set to expire on December 31, 2027.

Resolution No. 6 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



CITY OF BEACON

COMMITTEE APPLICATION

Name

Montos Vakirtzis

Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Committee(s) Of Interest

Zoning Board of Appeals

Education Experience

- Master of Science, Software Development | Marist College, Poughkeepsie, NY (1988 – 1993)
- Bachelor of Arts, Computer Science | State University of New York at Oswego, Oswego, NY (1985 – 1986)
- Associate of Science, Computer Science | Dutchess Community College, Poughkeepsie, NY (1982 – 1984)

Reference Name

[REDACTED]

Reference Email

[REDACTED]

Reference Phone Number

[REDACTED]

Reference Relationship

[REDACTED]

Digital Signature

Montos Varkirtzis

Montos Vakirtzis

Highly experienced and visionary IT Leader who successfully leads technology strategy and digital transformation initiatives. Successfully delivered multiple CRM implementations, turned around struggling projects, and consistently surpasses service level expectations. Works closely with key business partners to enable business growth and efficiencies. Strong business acumen earns a 'seat at the table' with key business partners.

CORE COMPETENCIES

- Enterprise Technology Strategy
- Business Leadership
- Proficient in leading Enterprise Architecture, Infrastructure, Network Engineering, DevOps, Cyber Security, Corporate Systems and Service Delivery.

PROFESSIONAL EXPERIENCE

Neptune Retail Solutions (formerly News America Marketing) 2020 – Present

Chief Information Officer (2023 – Present)

Senior Vice President, Corporate IT Leader (2021 – 2023)

Senior Director, Enterprise Applications (2020 – 2021)

IT leader responsible for the Enterprise IT function. Scope includes Infrastructure, Network Engineering, DevOps, Cyber Security, Service Delivery, and Corporate Systems. Responsible for developing department goals, developing, and overseeing the IT budget, planning, deploying, and maintaining IT systems and operations. Direct teams in application development, delivery and reporting throughout the project life cycle. Work closely with the C-suite to ensure the business has the technical capabilities needed to reach success and drive growth.

PREVIOUS PROFESSIONAL EXPERIENCE

- **Xylem, Inc.** | Senior Director, Enterprise Applications and Service Delivery 2013 – 2020
- **GE Capital** | Senior Manager, Business Intelligence Operations 2012 – 2013
- **Boehringer Ingelheim Pharmaceutical** | Director, Head of Business Intelligence and Data Warehouse 2003 – 2012
- **Pepsi-Cola North America** | Senior Manager, Data Warehouse & Commercial Systems 1998 – 2003
- **Central Hudson Gas & Electric** | Senior Programmer Analyst 1990 – 1998
- **IPCO** | Programmer Analyst 1988 – 1990
- **Donald Grenier Associates** | Programmer Analyst 1987 – 1988

COMMUNITY AND PROFESSIONAL AFFILIATIONS

- City of Beacon Zoning Board of Appeals 2002 – 2017, 2022 – Present
- City of Beacon Ethics Committee Chairperson 2019 – 2020
- Fairfield/Westchester Society for Information Management Board Member 2021 – 2023
- State University of New York Oswego Engineering Advisory Board Member 2021 – 2023

ACADEMIC CREDENTIALS

- **Master of Science**, Software Development | Marist College, Poughkeepsie, NY 1988 – 1993
- **Bachelor of Arts**, Computer Science | State University of New York at Oswego, Oswego, NY 1985 – 1986
- **Associate of Science**, Computer Science | Dutchess Community College, Poughkeepsie, NY 1982 – 1984

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 7 - Appointing Robert Palisi to the Board of Assessment Review

ATTACHMENTS

[Resolution Approving the Appointment of Robert Palisi to the Board of Assessment Review](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 7 OF 2025

**APPROVING THE APPOINTMENT OF
ROBERT PALISI TO THE BOARD OF ASSESSMENT REVIEW**

WHEREAS, Robert Palisi recently completed a term of service on the City of Beacon Board of Assessment Review; and

WHEREAS, Robert Palisi wishes to serve a further term beginning October of 2024, ending in September of 2029 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Robert Palisi to the Board of Assessment Review to a term set to begin October 2024 and to expire in September 2029.

Resolution No. 7 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 8 - Appointing Peter Bailey to the Tree Advisory Committee

ATTACHMENTS

[Resolution Approving the Appointment of Peter Bailey to the Tree Advisory Committee](#)

[Peter Bailey Committee Application](#)

[Peter Bailey Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 8 OF 2025

**APPROVING THE APPOINTMENT OF
PETER BAILEY TO THE TREE ADVISORY COMMITTEE**

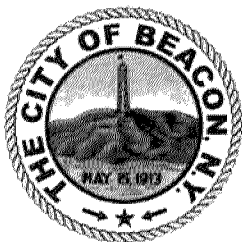
WHEREAS, Peter Bailey recently completed a term of service on the City of Beacon Tree Advisory Committee; and

WHEREAS, Peter Bailey wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Peter Bailey to the Tree Advisory Committee for a term set to expire on December 31, 2026.

Resolution No. 8 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Peter Bailey
Address	Beacon, NY 12508
Phone Number	
Alternate Phone	
Email Address	
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☒ Other Tree Advisory Committee
Available number of Hours per week (for Committee work)	5-10
Occupation	Education non-profit
Employer	Population Connection
Work Address	2120 L St. NW Suite 500 Washington, DC 20037
Work Phone	781-974-5405

Education

☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

conservation, public speaking, education

Areas of Expertise
(business & civic)

environmental studies, education programming

Reference

Reference Name

Carol Bliese

Address

[REDACTED]

Phone

[REDACTED]

Email Address

[REDACTED]

Relationship

Employer

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Peter Bailey

Date: 5/26/2021

Peter Bailey



Work Experience

New York Power Authority (NYPA)

Environmental Justice Program Coordinator

September 2021 - present

The Environmental Justice department gives a voice to communities designated as disadvantaged in proximity to NYPA assets including power plants, offices, and transmission lines. My duties as coordinator are as follows:

- Manage NYPA's workforce development program, P-TECH (Pathways in Technology Early College High School), as the industry partner liaison for New York high schools and colleges.
- Plan and execute technical summer internships for 30-50 interns in engineering fields across New York to build the skills and experience necessary for the expanding green energy workforce.
- Organize NYPA's electric vehicle fleet donation program to automotive technician programs to train automobile mechanics to work with electric vehicles as part of New York's Just Transition.
- Monitor and research environmental justice movements and policies at state and federal levels to integrate into NYPA's program initiatives and make recommendations to senior staff.

Population Education- Washington DC

September 2018 - September 2021

Professional Development Coordinator for Population Education

- Planned and presented in-person and virtual professional development workshops for pre-service and in-service educators throughout the United States and Canada including national and state conferences.
- Responsible for marketing outreach, coordinating logistics, and invoicing of teacher professional development workshops.
- Researched new education trends and state Department of Education rules and regulations related to professional development providers.
- Responsible for the marketing and content of Population Education's online graduate course (Canvas platform).
- Assist in converting to and managing Population Education's CRM system, Hubspot.
- Develop new, standards-aligned lesson plans and activities for the modern classroom.

District of Columbia Public Schools

June 2015 – August 2018

ET-15 (5th Grade ELA and STEM Teacher)

August 2017 - August 2018

- Taught 5th grade English Language Arts and STEM.
- Continued work on the STEM committee as Partnership Chair.

- Coach and school liaison for DC SCORES, an after-school soccer, writing, and service learning program.
- Coached 4th and 5th grade VEX Robotics team.

Technology Coordinator

June 2015 - August 2017

- Taught a STEM specials course for grades Pre-K through 5th Grade focused on project-based and experimental work with different district and public curricula.
- Created the school's first electronic inventory of technology.
- Wrote grants to obtain new technology and programs.
- Oversaw technology in a building move from SY-16/17 to SY -17/18.
- Co-chair of school's STEM Committee.
 - The school became the first elementary school in DC to be recognized as a STEM school through the Office of the State Superintendent.
- Represented the school in OSSE's first Environmental Education Literacy Cadre (ELLC) cohort.

American University School of Communications

May 2013 - August 2013

Research Assistant

- Examined trends in public discussions of climate change from 2009 - 2012.
- Researched the different technologies and instruments that can be used to solve environmental issues.

Volunteer Experience

- Chairman of the City of Beacon Tree Advisory Committee.
- Phone bank and canvass for the Democratic National Committee.
- Coached elementary school VEX Robotics team.

Education

American University, College of Arts and Sciences, Washington, DC
Bachelor of Arts in Environmental Studies

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 9 - Appointing Andrew Ball to the Tree Advisory Committee

ATTACHMENTS

Resolution Approving the Appointment of Andrew Bell to the Tree Advisory Committee

Andrew Bell Committee Application

Secretary to the Mayor Memorandum Regarding the Proposed Appointment of Andrew Bell to the Tree Advisory Committee.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 9 OF 2025

**APPROVING THE APPOINTMENT OF
ANDREW BELL TO THE TREE ADVISORY COMMITTEE**

WHEREAS, Andrew Bell recently completed a term of service on the City of Beacon Tree Advisory Committee; and

WHEREAS, Andrew Bell wishes to serve a further term beginning in 2025 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Andrew Bell to the Tree Advisory Committee for a term set to expire on December 31, 2026.

Resolution No. 9 of 2025			Date: January 6, 2025			2/3 Required	
Amendments						3/4 Required	
On roll call							
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Andrew Bell (Andy)
Address	REDACTED
Phone Number	REDACTED
Alternate Phone	
Email Address	REDACTED
Committee You are Interested In	☐ Board of Assessment Review ☐ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☐ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☐ Zoning Board of Appeals ☐ Any of the above ☒ Other Tree Advisory Committee
Available number of Hours per week (for Committee work)	4
Occupation	Financial Analyst
Employer	City Of New York DEP
Work Address	REDACTED
Work Phone	REDACTED

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Beautifying and shading Beacon with healthy trees

Areas of Expertise
(business & civic)

Beacon Greenway Trail Committee, Green Beacon, Main Street Access Committee

Reference

Reference Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email Address

Relationship

[REDACTED]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Andrew Bell

Date: 7/24/23

CITY OF BEACON

Office of the Mayor

One Municipal Plaza
Beacon, New York 12508
845-838-5010 - Office
845-838-5012 - Fax



www.cityofbeacon.org

Date: August 28, 2023

To: Mayor Kyriacou and City Councilmembers

Re: Proposed Appointment of Andrew Bell to the Tree Advisory Committee

Dear Mayor and Councilmembers:

In order to provide some background information on and context to Mr. Bell's application for appointment to the Tree Advisory Committee, I solicited information from him regarding his background, qualifications, and experience for use during your consideration of such.

Mr. Bell is a resident of Beacon and has a variety of long-standing volunteer experiences in the City of Beacon, including having served multiple terms on the Beacon Historical Society as a Trustee over the course of the past twenty (plus) years. He also spent seven years as a Board Member and Treasurer for Hudson Valley Community Services, currently serves as a Board Member for Cornerstone Family Health and as a Committee-member for Beacon's Greenway Trail Committee, co-founded the Green Beacon Coalition, has volunteered for the Mohonk Preserve for the past seven years, and recently completed serving as co-chair on Beacon's Main Street Access Committee.

Professionally, Mr. Bell worked for IBM for nearly twenty years before taking his current position for the New York City Department of Environmental Protection in 2016.

Mr. Bell also comes with recommendation for appointment by the Committee's current Chair, Pete Bailey. I hope that the above provides context for and otherwise aids in your discussion regarding this proposed appointment.

Sincerely,

Benjamin Swanson
Secretary to the City Mayor
Beacon, NY
845-838-5010

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 10 - Authorizing the City Administrator to Execute an Agreement with Gate House Team at Compass for Real Estate Broker Services

ATTACHMENTS

Resolution Authorizing the City Administrator to Execute an Agreement with Gate House Team at Compass for Real Estate Broker Services

Keane & Beane, P.C. Memorandum Regarding RFP for Real Estate Services

Real Estate Broker Services Request for Proposals



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 10 OF 2025

**AWARDING A CONTRACT TO GATE HOUSE TEAM AT COMPASS FOR REAL ESTATE
BROKER SERVICES**

WHEREAS, the City of Beacon owns the firehouse properties located at 425 Main Street (“Mase Hook & Ladder”) and 57 East Main Street (“Beacon Engine”) and intends to sell both as part of financing for the newly constructed Central Fire Station, which is located at 1140 Wolcott Avenue; and

WHEREAS, on December 2, 2024, the City of Beacon published a Request for Proposals (“RFP”) seeking qualified contractors for COB RFP No. 2024-015, Real Estate Broker Services for the above properties; and

WHEREAS, on December 19, four (4) sealed submissions were received and opened for said RFP; and

WHEREAS, the materials submitted by Gate House Team at Compass (“Gate House”) were found to be the most ideal fit for this professional service, based upon evaluation of all received proposals with regards to the criteria outlined in the published RFP; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby awards COB RFP No. 2024-015 for Real Estate Broker Services to Gate House; and

BE IT FURTHER RESOLVED, the City Administrator is hereby authorized to execute an agreement with Gate House subject to approval by the City Attorney as to form and substance, and to take all actions necessary to effectuate the intent of this Resolution and to cause compliance with the agreement awarded to Gate House.

Resolution No. 10 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

MEMORANDUM

TO: Lee Kyriacou, Mayor
Members of the City Council

FROM: Keane & Beane, P.C.

RE: COB RFP No. 2024-015: Request for Proposals for Real Estate
Broker Services

DATE: January 3, 2025

On December 19, 2024, the City opened sealed submissions in response to its request for proposals for real estate broker services, COB RFP No. 2024-015 (the “RFP”). The RFP was issued in order to sell the City’s former firehouses at 425 Main Street (“Mase Hook & Ladder”) and 57 East Main Street (“Beacon Engine”) (collectively the “former firehouses”) which would benefit the City by lowering its carrying costs, add real property tax revenue, and to partly offset the financing of the new Central Fire Station.

The City received four (4) sealed proposals from the following firms, listed below in recommended rank:

1. The Gate House Team at Compass, Charlotte Guernsey, Team Leader;
2. Beacon Coldwell Banker Realty, Daniel Aubry, Associate Broker;
3. McGrath Realty Inc., Ryan McGrath, President; and
4. Absolute Auctions & Realty, Inc.

After thoroughly reviewing all four (4) proposals in accordance with the RFP’s criteria for selection, an award to Compass Realty (Charlotte Guernsey, team leader of The Gate House Team at Compass (“Gate House”)), is recommended. Ms. Guernsey submitted a complete, detailed, and quality proposal and she has decades of experience in the City of Beacon. Gate House’s proposal evidences its familiarity with local market conditions and success in selling similar properties by its inclusion of several comparable properties and a thoughtful marketing strategy/plan. Moreover, Ms. Guernsey’s requested fee is tied with McGrath Realty Inc. for the lowest fee at 4% total, with 2% being paid to the buyer’s broker.

ecc: Chris White, City Administrator

Encl.

City of Beacon
County of Dutchess, New York

***REQUEST FOR PROPOSALS
FOR
REAL ESTATE BROKER SERVICES***

COB RFP No. 2024-015
COB Contract No. 2024-XXX

1. OVERVIEW

The City of Beacon, New York, (the “City”) issues this request for proposals (“RFP”) seeking qualified real estate brokers to assist with the sale of two City-owned former firehouse properties, the **MASE HOOK & LADDER** (“Mase Hook & Ladder”) property located at 425 Main Street, Beacon, and the **BEACON ENGINE Co. #1** (“Beacon Engine”) property located at 57 East Main Street, Beacon (collectively referred to as the “Properties”). It is the intent of this RFP to have the selected broker enter into a professional services agreement with the City to provide real estate services as set forth herein.

The City is seeking brokers with exceptional experience and qualifications in marketing and selling historical buildings for adaptive reuse within the Hudson Valley region, and who possess a knowledge of the City of Beacon. Prospective brokers shall meet the minimum qualifications and are encouraged to supplement their proposal with any additional information they deem important and necessary to the City for the marketing and sale of the Properties. Prospective brokers should have some familiarity with the laws and practices applicable to municipal real estate matters, including relevant local land use and zoning laws and regulations for properties governed by the City of Beacon Code, which is available at <https://ecode360.com/BE0803>.

There will be a mandatory site visit for Mase Hook & Ladder on **Wednesday December 11, 2024 at 2:00 p.m.** Followed by a mandatory site visit for Beacon Engine on the same day, immediately thereafter. Please register for the site visit by emailing Ben Swanson at bswanson@beaconny.gov.

2. SCOPE OF WORK

The selected real estate broker will be responsible for assisting the City with brokerage services, representing the City’s interest in marketing, and negotiating the sale of the two City-owned Properties (descriptions of the Properties in Section 4 below and in Attachments “A” and “B”).

The selected real estate broker shall agree to contract with the City to provide the following:

- Advice regarding pricing and market valuation;
- Strategic planning for marketing; and
- Progress updates and maintain timely telephone and e-mail contact with the assigned City staff, City Attorney, and other City consultants when there are active interests and transactions.

Additionally, the selected real estate broker may be required to:

- Make presentations at public meetings and/or to City officials and staff;
- Consult with the City Attorney on real property deed restrictions and/or terms of sale (e.g., easements, covenants, etc.);
- Handle all other customary activities and services associated with real estate brokerage services and real property transactions; and
- Deliverables may include valuations, marketing, and strategic planning reports as specified in each task order that may be issued during the term of the agreement.

3. **SCHEDULE OF WORK**

The City of Beacon is prepared to issue a Notice to Proceed upon acceptance of the best-qualified proposal which is in the best interest of the City of Beacon and its residents. The City desires to list the Properties for sale no later than thirty (30) calendar days after the issuance of the Notice to Proceed.

4. **DESCRIPTION OF PROPERTIES**

A. **Mase Hook & Ladder - 425 Main Street, Beacon**

Originally constructed in 1911, Mase Hook & Ladder, located at 425 Main Street, is a three-story brick building. Mase Hook & Ladder is located within the Central Main Street (CMS) zoning district as well as the Historic District and Landmark Overlay Zone. Permitted uses for the CMS Zoning District are provided in Attachment “H.” The property is located in the heart of the City’s downtown. It is a brief walking distance to the Metro-North Hudson train station located in Beacon.

The building has a flat roof, with bracketed cornice beneath the roofline. The façade contains a stone belt course between the third and second stories. Mase Hook & Ladder was

built in the Renaissance Revival style and is one of two such styled buildings in the City. The front of the building, facing Main Street, has two arched former fire-cart doors that have been closed, with one now being the main entrance door and both have arched glass-paneled doors and arched stone labels with keystones. All third story windows are recessed by vertical brick panels. Mase Hook & Ladder is serviced by public utilities including electric, gas, telephone, and utilizes City of Beacon water and sewer services.

Existing Rooftop Lease. Verizon Wireless has a Lease for rooftop space for its wireless antenna installation and an approximately 240 square foot fenced area on the ground at the base of the building for its equipment cabinets. Verizon has installed a generator which the Landlord has access to use. A copy of the Lease with Verizon is annexed hereto as Attachment “E.” The City anticipates assigning the Lease to the new owner and the value of the Lease should be factored into any valuation of the property. The annual lease payment in 2024 was \$23,380.53, with an annual 2% increase.

B. Beacon Engine - 57 East Main Street, Beacon

Originally constructed in the early 1920’s and subsequently expanded (date unknown) Beacon Engine, located at 57 East Main Street, is a 0.11 acre parcel with 50± feet of frontage on the southwest side of the street. Beacon Engine is listed on the National Register of Historic Places ([National Register Reference No. 04001341](#)) and located in the residential R-4 Zoning District and within the Historic District and Landmark Overlay Zone. Permitted uses for the R1-5 Zoning District are provided in Attachment “H” and additional uses permitted by Special Use Permit are set forth in Attachment “I.” The parcel is largely at grade and slightly sloping in a southerly direction to the rear of the property. At that point, the site is steep wooded terrain. Beacon Engine is serviced by public utilities including electric, gas, telephone, and utilizes City of Beacon water and sewer services.

Structural improvements on the site consist of a two-and-a-half story masonry, steel and wood frame fire station with single garage bay. The exterior is brick with some lintel, mixed roof with slate, asphalt shingle and roll composition, double hung or fixed casement wood windows, and wood or steel doors. There is a wood sided addition off the rear of the structure with a slanted roof. There are two front wood entry doors, one rear steel door from the basement to a pressure treated deck, and one second floor steel door to a fire escape. The interior walls are paneled, plaster, or drywall, ceilings are plaster or acoustical tiled, and floors are hardwood, carpeted or tiled. Tiling consists of vinyl, ceramic (bathrooms) or clay (second floor kitchen area). Heat is provided by a gas fired “Hydrotherm” boiler and there is a 40 gallon “American Standard” hot water heater. There is 200-amp electrical service and a back-up generator. Lighting is fluorescent and incandescent. Beacon Engine is serviced by public utilities including electric, gas, telephone, and utilizes City of Beacon water and sewer services.

The first floor has a main entry and open meeting area, a radio room, small offices, lavatory, and the one-bay garage. The second level has a large meeting room, lavatory, smaller open meeting area, and a full kitchen. The half-story can be characterized as “finished” attic

space previously utilized for storage. There is also a basement with a finished bar area, small kitchenette, a pool table room, storage room, and also contains the boiler.

5. GENERAL PROVISIONS

This RFP, including any attachments, exhibits, and any amendments or addenda (collectively, the RFP) is subject to the rights reserved by the City, including, but not limited to the City's right to:

- Withdraw and/or cancel this RFP at any time and without prior notice before the final award of the contract;
- Request clarification of any term or requirement of this RFP at any time before the award of the contract (Proposers may amend their proposals, as directed by the City, only if the City materially alters or amends this RFP after submission of proposals);
- Extend any key dates or deadlines related to this RFP;
- To award the contract with or without interviews or negotiations;
- Reject any proposal that does not strictly conform to the requirements of this RFP, is incomplete, non-responsive, or fails to meet the minimum qualifications herein, except that the City may, in its sole discretion, waive what it deems to be informalities or non-material errors.
- To conduct an interview(s) with any, all, or none of the proposers to aid in the evaluation process; and
- Negotiate potential contract terms and conditions with any proposer.

The City of Beacon shall not be liable or responsible in any way for any expenses incurred in the preparation of a proposal in response to this RFP. All information submitted in response to this RFP is subject to the Freedom of Information Law, Article 6 of the New York State Public Officers Law ("FOIL"), unless an exemption applies. Proposers are responsible for identifying any information in their respective proposal considered to be confidential and exempt from FOIL provided that the City shall have the final determination as to whether an exemption actually applies to the information. Please be advised, the City, however, is obligated to disclose information consistent with the requirements of FOIL per Public Officers Law § 87.

6. **TIMELINE & DESIGNATED CONTACT**

A. **Key Dates**

Subject to change at the City's discretion, the following are key dates for this RFP.

- RFP issued: December 2, 2024
- Deadline for Questions to be Submitted: December 9, 2024 by 3:00 p.m. (email only).
- Mandatory site visit to be held: December 11, 2024 at 2 p.m. Please register for the site visit by emailing Ben Swanson at bswanson@beaconny.gov.

B. **Designated Contact**

All questions regarding this RFP shall be submitted in writing via email to the "Designated Contact": Ben Swanson, at bswanson@beaconny.gov with a copy to the City Attorney, Nicholas M. Ward-Willis at nward-willis@kblaw.com.

Questions submitted verbally or by other means shall not be considered.

- The City's response to questions shall be in writing and provided to interested proposers no more than three (3) business days after the deadline for question submission has expired. The City's responses will be provided to all of those who attend the mandatory site visit.

7. **PROPOSAL DUE DATE**

Proposals shall be accepted until **Thursday, 3:00 p.m. on December 19, 2024**, in the City of Beacon Clerk's office, City Hall, One Municipal Plaza, Beacon 12508.

All proposals **must** be mailed or delivered in-person in a sealed envelope to the attention of Chris White, City Administrator. Proposers must mark their proposal response envelope as "RFP Response – Real Estate Broker Services" on the outside of the response package. Proposers must provide one (1) original and three (3) copies of the proposal response.

Each proposer is responsible for the successful delivery and receipt of their proposal response. Proposals must arrive at the time and place specified herein. Please leave ample time for submission. Late proposals, no matter the cause of their lateness, will NOT be accepted. Electronic or faxed proposals will NOT be accepted. A proposer may, after submitting a proposal, amend its proposal by submitting an amended proposal, clearly labeled "Amended RFP Response – Real Estate Broker Services," as long as the amended proposals is submitted on or before the due date and time.

8. **PROPOSAL OVERVIEW**

The following information is required and must accompany your proposal response:

- A. **Cover Letter:** Provide a cover letter indicating your interest in serving as the City's real estate broker to sell the Properties. Include relevant information as necessary for the City to make an informed award of the contract and related to the sale of municipal/historical properties for adaptive reuse, including what potential uses of the Properties appear to be most viable. Please propose a process and anticipated timeline that includes a discussion of how and to whom you intend to market the Properties, inform and update City Staff, how your proposed process addresses potential issues, or other challenges in selling the Properties. Proposers are recommended to include an estimated value of each of the Properties and terms of sale that they would recommend the City require.
- B. **Background Information:** For example, list years in business with a description of services offered, including size of firm, location, number and nature of professional staff to be assigned to the contract, with a brief resume for each key person listed which outlines experience with the marketing and sale of similarly situated properties.
- C. **Experience Summary:** Describe your firm's pertinent real estate experience in the marketing and sale of historic properties, municipal property, and properties for adaptive reuse. A minimum of five (5) years of experience of relevant experience is required. Identify general experience in marketing and selling/leasing commercial properties, and specifically identify commercial properties you, and your team to be assigned to the contract, have sold in the Hudson Valley over the past five (5) years. List general experience in the City of Beacon, and specifically identify commercial properties sold or leased in the City of Beacon.
- D. **Marketing Methods:** Describe your marketing plan including methods of identifying target buyers and groups, and a description of the materials and strategy for presenting the Properties to the market.
- E. **Additional Services:** Identify and describe the other professionals, if any, who would be engaged in developing marketing materials for the Properties and/or the sale of the Properties.
- F. **Fee Schedule:**
 - i. Required – State your commission rate for selling the Properties.
 - ii. Optional – In addition to the commission rate above, proposers may also submit an alternative fee arrangement, which in the opinion of the

proposer, would be beneficial to the City, along with an explanation as to why the proposer believes such alternate fee arrangement would be favorable.

- iii. State any other costs the City of Beacon should anticipate relating to the real estate brokerage services to be provided.

NOTE: By submitting a proposal, proposers hereby agree their quoted fees shall remain valid for a minimum of ninety (90) days after the submission due date.

- G. **References:** Provide a list of three (3) applicable references. Include name, title, and contact information for each reference as well as a brief description of the specific services provided.
- H. **Conflict of Interest Statement:** In order to avoid a conflict of interest, or the appearance of a conflict of interest, your firm shall not engage in any outside activities that are inconsistent, incompatible, or appear to conflict with your ability to exercise independent and objective judgment in the best interest of the City of Beacon. Please outline all conflicts of interests, including potential conflicts, that exist for your firm in relation to providing real estate brokerage services for the City of Beacon.
- I. **Sample Form of Contract:** Please provide a copy of your form of contract.
- J. **Good Standing:** Submit proof of real estate brokerage license issued by New York State and any licenses of any real estate salespersons who would be assigned to this contract.

9. **QUALIFICATIONS**

- A. Be a licensed real estate broker in the State of New York, and if a corporate entity, licensed/permitted to do business in the State. Memberships with major real estate listing services (e.g., MLS) are mandatory.
- B. At least five (5) years of relevant experience in the Hudson Valley, New York.
- C. Attendance at the mandatory site visits.
- D. Timely submission of proposal response.
- E. Submission of a complete proposal response, including all materials set forth in Section 8 above.

10. **SELECTION PROCESS**

A. **Evaluation**

Each timely submitted proposal response will be reviewed for compliance with the form and content requirements of this RFP. The City will review complete proposal responses and evaluate each proposal in accordance with the evaluation criteria set forth in Section 10(C) below.

B. **Interviews**

The City of Beacon reserves the right to interview any, all, or none of the proposers. In the interview, if conducted, the City will be represented by the Mayor, City Administrator, City Planner, City Engineer, Director of Finance and City Attorney, and any other persons designated by the Mayor. Interviews may be conducted before or after the opening of sealed proposal responses. The purpose of the interview is to further assess the proposer's ability to perform the Scope of Work, or to seek other information related to any other evaluation criteria. The proposer's lead broker, as well as all other key personnel to be assigned by the proposer shall attend and are expected to participate in the interview.

C. **Evaluation Criteria for Selection**

Selection will be based upon the following criteria:

- i. Relevant experience and qualifications.....20%
- ii. Overall quality of the proposal and detail.....25%
- iii. Marketing plan.....20%
- iv. Depth of firm resources.....10%
- v. Cost proposal.....25%

11. **SPECIAL CONDITIONS OF THE PROPERTIES**

- A. Both Properties shall be conveyed to purchasers with restrictive covenants. For example, the purchaser shall be precluded from renaming the Properties and removing, altering, or defacing any historical architectural features (placards, medallions, substantial alterations to the facades).
- B. Neither of the Properties will have dedicated parking upon sale.
- C. Both Properties are located within the City's Historical Overlay District (HDLO). Any alterations to the façade of either of the Properties will require approval from the Beacon Planning Board.

- D. Beacon Engine is listed on the National Register of Historic Places, [Reference No. 04001341](#). See link or Attachment “C.”
- E. Mase Hook & Ladder is currently listed as eligible for historic preservation status. See e.g., Attachment “D.”
- F. Please include any terms of sale you would recommend in your proposal.
- G. The Properties are being sold as-is. Title searches have already been completed and the City is the fee owner of the Properties.
- H. Mase Hook & Ladder currently houses a cell tower per lease agreement with the Verizon Wireless (see Attachments “E” and “F”). The City anticipates assigning its rights to the lease and income therefrom upon sale. More details will be provided to the successful broker.
- I. Both Properties also house various public equipment and appurtenances on the roof and exterior of the structures, which shall remain the City’s property and will be subject to rights of access in favor of the City. More details will be provided to the successful broker.

12. **DOCUMENTS ATTACHED TO THIS RFP**

- A. Survey of Mase Hook & Ladder.
- B. Survey of Beacon Engine.
- C. Copy of Beacon Engine’s listing on the National Register of Historic Places.
- D. Copy of Mase Hook & Ladder Building Inventory Submission Form to the New York State Office for Historic Preservation (1979).
- E. Copy Mase Hook & Ladder Verizon Wireless Lease for Rooftop Cellular Antenna installation.
- F. Copy of Sketches for Mase Hook & Ladder Verizon Wireless Rooftop Cellular Antenna (as-built schematics to be provided to the successful proposer).
- G. City of Beacon Historic District and Landmark Overlay Zone, Chapter 134 of the Beacon City Code.
- H. Schedule of Permitted Uses.
- I. Uses allowed by Special Use Permit in the Historic District and Landmark Overlay Zone.

City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 11 - Authorizing an Application for Transportation Improvement Program Funding

ATTACHMENTS

[Resolution Authorizing an Application for Transportation Improvement Program Funding](#)

[Dutchess County Beekman Street Complete Streets Analysis](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 11 OF 2025

**AUTHORIZING AN APPLICATION FOR
2025 TRANSPORTATION IMPROVEMENT PROJECT FUNDING**

WHEREAS, the Dutchess County Transportation Council (“DCTC”) has announced the opening of its application period for the 2025 Transportation Improvement Program Funding (“TIP”) for municipalities within the County; and

WHEREAS, funded through Federal Grants which are then administered by DCTC, the TIP program’s intent is to assign federal funds to highway, bridge, pedestrian, bicycle, and transit projects over a five-year period which are consistent with the long-range transportation plan and goals for Dutchess County; and

WHEREAS, the City of Beacon intends to apply for funding through TIP for the forthcoming Beekman Street Rehabilitation Project; and

WHEREAS, application for funding as part of the 2025 TIP application period is due by January 24, 2025, and requires a resolution authorizing application and matched funding for such by Beacon’s City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Administrator to submit an application for grant funding through TIP for the Beekman Street Rehabilitation Project, and authorizes the City to fund the 20% local financing match requirement for said project.

Resolution No. 11 of 2025			Date: January 6, 2025			2/3 Required	
Amendments						3/4 Required	
On roll call							
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon: Beekman Street Complete Streets Analysis

A. Introduction

The Beacon waterfront is home to several key destinations, including the Metro-North train station, Long Dock Park, the Beacon-Newburgh Ferry dock, the Beacon Farmers Market, and Riverfront Park, as well as a local trail system. However, the waterfront is separated from Main St by a half-mile with a substantial hill, and there is not a direct walking or bicycling route connecting them.

To address this, the City of Beacon requested that the DCTC evaluate ways to improve walking and bicycling access and safety between Main Street and the Beacon train station. The City specifically requested an evaluation of Beekman Street between Route 9D and Red Flynn Drive/Long Dock Park Road. DCTC also evaluated West Main Street and other potential connections.

Improving connections between the train station and Main Street is especially critical given the amount of current and proposed development in the area, including planned transit-oriented development (TOD) around the train station. Our recommendations include new and improved sidewalks, shorter and more visible crosswalks, dedicated street space for bicycles, bicycle parking, and consistent wayfinding signage. Using these tools, the City can make the Beekman Street area safer, more accessible, and more comfortable for everyone, regardless of how they choose to travel.

B. Existing Conditions

We evaluated existing conditions on Beekman St, West Main St, and the train station area in early May, 2017. This included taking measurements and photographs, and observing people using the streets. We also collected background data from the DCTC's traffic count database and other sources. Traffic count reports are provided in the Appendix; see also the Existing Conditions map and Existing Street Sections graphics at the end of this report.

Beekman Street

- Annual Average Daily Traffic volume (AADT): about 5,500 (evenly split northbound/southbound)
 - o Peaks: 6-7 am southbound (downhill); 6-7 pm northbound (uphill)
 - o Heavy vehicles: about 2.5% of traffic
- Speed limit: 30 mph; 85% speed: 36 mph uphill, 37 mph downhill; average speed: 27 mph uphill, 31 mph downhill
- Average slope: 3.5% (ranges from 1.5% to 4.6%)
- Pavement width: 35-36 feet between Route 9D and River St; 33 feet between River St and Railroad Dr; 38 feet between Railroad Dr and Red Flynn Dr.
 - o Travel lanes: typically 12-15 feet adjacent to parking; 12 feet in opposite direction
- On-street parking: train-station permit/metered parking on one side (east between 9D and River St; west south of River St; none south of Railroad Dr)
 - o Marked spaces, 8 feet wide x 21 feet long
- Sidewalks: on both sides between 9D and West Main; on east side only between West Main St and Ferry St; on west side only south of Ferry St.
 - o Typically 5 feet wide; with a 3-foot brick buffer between 9D and a point 300 feet south of West Main St; 5 feet with no buffer south of that point.

- Utilities:
 - o Light poles on the west side, typically about 10 feet behind the curb (some are closer)
 - o Utility poles on the east side, 15-20 feet behind the curb (from 9D to north of West Main St)
 - o Guard rail on the west side; behind sidewalk from 9D to 350 feet south; about 10 feet behind the curb from 200 feet south of West Main St to 130 feet north of River St.

West Main Street

- Annual Average Daily Traffic volume (AADT): about 1,600 (84% westbound)
 - o Peaks: 6-7 am westbound (downhill); 3-4 pm eastbound (uphill)
 - o Heavy vehicles: about 5.5% of traffic
- Speed limit: 25 mph; 85% speed: 34 mph uphill, 36 mph downhill; average speed: 24 mph uphill, 29 mph downhill
- Average slope: 6.6% (ranges from about 4% to more than 9%)
- Pavement width: about 34 feet (24 feet near the train station)
 - o Travel lanes: about 10 feet in areas with parking; wider in areas with no parking
- On-street parking: unmarked, but allowed on both sides in middle segment (from about 330 feet south of Beekman St to the MTA property line south of the auto repair business).
 - o Some restrictions for driveways/intersections
 - o 4 hour limit on weekdays
- Sidewalks: on north side only
 - o 8 feet wide with no buffer between Beekman St and Bank St; 5 feet with a 3-foot grass buffer between Bank St and the MTA property line; 4-6 feet with no buffer in the train station area.
- Utilities:
 - o Utility/light poles on the south side, about 3 feet behind the curb (Beekman St to Bank St)
 - o Utility/light poles on the north side, in sidewalk buffer (River St to train station area)

C. Observations

As part of our fieldwork in May 2017, we observed the condition of existing facilities, people walking, and evidence of ‘desire lines’ (worn paths in the grass, which reflect people’s preference to take the shortest path to their destination). Key observations are listed below.

Infrastructure

1. Sidewalks:

- Sidewalks are typically in good condition, except for some lifting due to tree roots (in particular, north of Ferry St, and north of River St)
- One obstruction was noted – a hydrant in the middle of the Beekman St sidewalk north of River St. In two places, the sidewalk was widened to provide (minimal) clearance around a light pole.

2. Buffers:

- The brick buffer on Beekman St is broken in areas (e.g., on the west side near Route 9D and the east side between High St and West Main St).
- Many sidewalks lack a buffer (most of Beekman St south of West Main St; West Main St north of Bank St).

3. Crosswalks:

- Most of the crosswalks outside of MTA property are standard crosswalks (two parallel lines), rather than high-visibility ladder crosswalks, such as the crosswalk below the MTA stairs.

- Several crosswalks are unnecessarily long, due to their placement.
- Crosswalks in the MTA area are red stamped concrete (faux brick) with two parallel white lines.
- A crosswalk is missing across the upper portion of Municipal Plaza to connect to the path to 9D/Main St.
- A standard crosswalk was marked on Beekman St north of Ferry St after our field observations; however, it lacks a curb ramp on the west side. An In-Street Pedestrian Crossing sign was later placed near the crosswalk.
- Two crosswalks lack ramps: the east side of the Beekman St crosswalk at River St, and the west side of the Beekman St crosswalk at Ferry St.
- Many crosswalk ramps lack detectable warning surfaces.

4. *Warning signs*

- There are four signs in the City Police parking lot warning pedestrians to look for emergency vehicles.
- The warning signs at the uncontrolled West Main St crossing are non-standard and hard to read, while the uncontrolled crosswalk at River St lacks pedestrian warning signs. The recently-installed In-Street Pedestrian Crossing sign at Ferry St is placed outside of the crosswalk (rather than in the center), and may be prone to damage.
- There is a standard pedestrian crossing warning sign (MUTCD W11-2) at the train station exit, with flashing beacons. However, it was unclear how the beacons were activated; no buttons were present, but it was unclear whether it could detect pedestrians passively.

5. *Wayfinding signs*

- There are at least four different types and styles of wayfinding signs. Only one has a map, and it is hard to read.

6. *Amenities*

- There are very few streetscape amenities outside of the train station area. There is no pedestrian-scale lighting, trashcans or bicycle parking racks along Beekman St or West Main St. The only benches we observed were in front of a building on the north side of West Main St. There are trees behind the sidewalk on portions of Beekman St, but no street trees in the sidewalk buffer area.

7. *Bicycle Facilities*

- There are no bicycle facilities (bike paths or lanes) and no bicycle-related lane markings or signs in the study area. There is limited short-term bicycle parking on the east side of the station near the entrance (wave racks with about 12 spaces), as well as one small rack on the west side, near the ferry dock (about 5 spaces). There are no bike lockers or other long-term bike parking.

Behavior

- 8. *Walking:*** People walking from Main St to the train station generally cut through the City Police parking lot (using 3 flights of stairs), cut through the grass to Beekman St, cross Beekman St near High St, then cut through the grass to West Main St, and walk down West Main St to the station. This route is reversed for people walking from the station to Main St.

We observed a desire-line trail from the end of Ferry St to Route 9D. We expect that this reflects people who live south of Main St walking on 9D to Ferry St (via the trail), and then to the station via Railroad Dr.

On West Main St, we observed people walking in the street rather than on the sidewalk, possibly because the sidewalk on the western end of the street is relatively narrow.

- 9. *Parking and Walking:*** People who park in the MTA spaces on northern Beekman St tend to access the station via West Main St, as described above. Those who park in the MTA spaces on Beekman St south of West Main St tend to walk to the station via Beekman St, the stairs just north of Ferry St, and Railroad Dr. We observed a desire line in the grass on the west side of Beekman St near the MTA Police building, indicating that some people take the stairs and walk through the grass to their car (if they parked near the MTA building), or walk to River St and the sidewalk on the east side of Beekman St, using the crosswalk at River St.
- 10. *Bicycling:*** The only bicyclists we observed were riding south on Beekman St. They appeared to be on a recreational ride, based on their attire. According to City staff, some bicyclists access the train station on the river side, using Beekman St and Red Flynn Dr. Based on discussions with some residents, local bicyclists often access the station via West Main St and use the overpass to access the platform (this is also evidenced by the number of bikes parked along the fence by the overpass). Others ride to the main entrance (non-river side), and park there, or bring their bike on the train. For the return, some bicyclists use West Main St, either riding a short distance against traffic, using the sidewalk, or walking their bike until the street becomes two-way. Others prefer the less steep hill on Beekman St, and return via Railroad Dr and Beekman St. This can involve navigating heavy traffic leaving the station, particularly at the end of the workday. One resident noted that he rides on the sidewalk from the station to Beekman St to avoid conflicts with vehicle traffic and “crazy” drivers. He also noted that riding uphill on Beekman St is “a little dicey” and more room for bicyclists would be helpful.

D. Route Options

Walking

Since most people prefer to take the shortest path when walking, we measured various route options between the train station area and Main St. A table of each route is included in the Appendix; see also the Walking Route Options map.

For comparison purposes, we assumed that people walk between the central train station building and the southeast corner of Main St and Route 9D. For an accessible route, using sidewalks but no stairs or shortcuts through the grass, walking via Beekman St and walking via West Main St are the same distance (both 0.63 mile). However, the Beekman St route is not fully accessible, as the crossing just north of Ferry St lacks a curb ramp (and is uncontrolled). If using stairs and shortcuts, walking via Beekman St is just 50 feet shorter than West Main St (0.51 mile vs 0.52 mile).

The planned path between Beekman St and Route 9D will include stairs, so it is not an accessible option. Using the MTA stairs and planned path/stairs would be about 225 feet longer than the standard Beekman St ‘shortcuts’ route, which cuts through the Municipal Plaza (0.55 mile vs 0.51 mile). Similarly for West Main St, using the planned path would be longer than the West Main St ‘shortcuts’ route, which cuts through the Municipal Plaza (0.59 mile vs 0.52 mile). However, this planned path (or the planned path and stairs at the end of Ferry St) would be a good option for destinations south of Main St.

If people are able to start or end at the train station overpass, walking via West Main St is by far the shortest route—about 0.40 mile using stairs and shortcuts, and 0.46 mile using the planned path. However, this option is inherently inaccessible because it relies on using the train station overpass.

Based on this analysis and our observations, **we recommend focusing pedestrian improvements on Beekman St,** and considering potential improvements on West Main St. In particular, **improving accessibility** will enable people of all ages and abilities to travel safely between Main St and the train station area. Specific recommendations are listed in Part F below.

Bicycling

Bicyclists are typically willing to take a slightly longer route if it feels safer and more comfortable. The “Level of Traffic Stress” (LTS) is the current state of the practice measurement of bicycle comfort. The LTS is based on a street’s traffic volume and traffic speed, as well as the type of bicycle facility, if one exists. Levels of traffic stress range from 1 to 4. Lower-stress streets have lower speeds, volumes, and fewer lanes, or have separated bike paths or protected bike lanes/cycle tracks. LTS 1 represents streets that are suitable for all ages and abilities; LTS 2 represents streets that most adults can ride on comfortably; LTS 3 represents streets that experienced and confident riders can feel comfortable on; LTS 4 represents streets where only the most fearless riders would feel comfortable. In their current condition, based on the traffic data above, Beekman St would be classified as LTS 3 or 4, while West Main St would be classified as LTS 1 or 2.¹

The LTS methodology explains, “Stress is lower if average daily traffic (ADT) is 3,000 or less **and** no centerline is marked. (Most quiet, local streets have both of these characteristics.) On such streets, cars tend to drive in the middle of the street, moving to the side when meeting an oncoming vehicle. It’s far less stressful sharing a road with cars where the cars are actively sharing the road with each other in the same way.”

Based on existing conditions, West Main St would be the preferred bicycle connection between Main St and the train station. However, a route is only as good as its weakest link—a high stress segment makes the entire route more stressful. Currently, bicyclists need to ride on a short portion of 9D (or cut through the Municipal Plaza) and the northern portion of Beekman St to access West Main St. In addition, Railroad Dr between West Main St and the train station entrance is one-way westbound/southbound. Finally, West Main St has a substantial grade, making the uphill direction difficult for many potential bicyclists. For the West Main St route to be more functional, Railroad Dr should be redesigned to allow eastbound bicycle access, at least from the overpass to West Main St. Longer-term, Railroad Dr could be redesigned to allow two-way bicycle access between West Main St and the main station entrance. This may be feasible in coordination with future redevelopment of the train station area. In the interim, bicyclists may choose to use West Main St to access the station, and return via Beekman St.

We understand that many bicyclists cross Route 9D from Main St and ride through the Municipal Plaza to Beekman St. However, this is not recommended due to potential conflicts with drivers entering and exiting parking spaces, as well as the uncontrolled turn across Beekman St (heading south). Any redesign of the Municipal Plaza property should incorporate a safe bicycle access route, such as a path separate from parking areas.

Based on NYSDOT data, traffic volumes and speeds on Route 9D south of Main St are slightly higher than on Beekman St (approximately 6,500 AADT vs 5,500, and 85% speeds of 37-39 mph, vs 36-37 mph), while volumes and speeds on Route 9D north of Main St are significantly higher (approximately 23,000 AADT and 85% speeds of 40 mph). However, the data for the northern section is based on a count taken just south of I-84, so it is likely that the volume between Main St and Beekman St is substantially lower than NYSDOT’s estimate.

¹ See <http://www.northeastern.edu/peter.furth/research/level-of-traffic-stress/>

Based on the evaluation above, we recommend focusing bicycle infrastructure improvements on Beekman St, with connections to the train station via Railroad Dr and Red Flynn Dr. Longer-term, we recommend pursuing two-way bicycle access along Railroad Dr and a bike path connecting Main St to Beekman St.

E. Bicycle Facility Options

We evaluated the following bicycle facilities, based on recent best practice guidance.² We assumed no changes to the existing roadway widths and no removal of on-street parking. A summary spreadsheet is included in the Appendix.

- **Shared Street/Bicycle Boulevard:** Per guidance from the National Association of City Transportation Officials (NACTO), shared streets work best when target vehicle speeds³ are below 10 mph. However, bicycle boulevards can work on streets with target speeds up to 25 mph and average daily traffic (ADT) up to 1,500, if there are fewer than 50 vehicles per hour in the peak hour and peak direction. Bicycle Boulevards include sharrows (shared lane-use markings) to highlight bicyclists' right to ride in the travel lane, wayfinding signs, and traffic calming treatments.
- **Bicycle Lanes/Buffered Bike Lanes:** Bike lanes provide dedicated on-street space for bicyclists. Per NACTO, bike lanes work best if target speeds do not exceed 25 mph and ADT does not exceed 6,000. Bike lanes should be at least 5 feet wide. Buffered bike lanes include a striped buffer of at least 18 inches between the bike lane and the adjacent travel lane and/or parking lane.
- **Protected Bike Lanes/Cycle Track:** NACTO recommends protected bike lanes (also called cycle tracks) for streets with target speeds above 26 mph or ADT above 6,000. Protected bike lanes are physically separated from the adjacent travel lane by parking, planters, bollards, or a raised curb. Protected bike lanes can be one-way or two-way (on one side of the street). One-way cycle tracks should be at least 5 feet wide with a 3 foot separation from the travel or parking lane, while two-way cycle tracks should be at least 8 feet wide (12 feet is preferred) with a 3 foot separation from the travel or parking lane.
- **Bike Path/Shared-Use Path:** Separated paths, either for bicycles only or shared with pedestrians, work best where there are few intersections or driveways-- some guidance suggests fewer than five per mile. Per NYSDOT guidance, paths should be at least 10 feet wide (12 feet or wider is preferred) and set back at least 5 feet from an adjacent roadway.

A description of our analysis of bicycle facility options for each street follows.

Beekman St: Based on NACTO guidance and current traffic volumes and speeds, the recommended treatment for Beekman St would be a protected bike lane. However, given the road width, this would be feasible in one direction only. There is insufficient width for a two-way protected bike lane (or for two separate bike lanes) unless the on-street parking was removed.

Therefore, we recommend a **bike lane (protected where feasible) in the uphill/northbound direction, and sharrows in the downhill/southbound direction.** A bike lane gives bicyclists dedicated space uphill, when they are

² See the NACTO Urban Bikeway Design Guide at <https://nacto.org/publication/urban-bikeway-design-guide/> and [NACTO's Designing for All Ages & Abilities](https://nacto.org/publication/urban-bikeway-design-guide/designing-ages-abilities-new/) guidance at <https://nacto.org/publication/urban-bikeway-design-guide/designing-ages-abilities-new/>.

³ NACTO defines target speed as the posted or 85th percentile speed, but encourages use of the 95th percentile speed.

traveling significantly slower than motor vehicles, while sharrows encourage them to ‘take the lane’ if needed when they are traveling downhill, at speeds more consistent with motor vehicles. Sharrows should be placed in the center of the ‘effective lane’ (see NYSDOT’s Shared Lane Marking Policy in the Appendix).

From River St to 9D (northbound), there is room for a protected bike lane. It would be located adjacent to the curb, with a striped buffer between it and the parking lane. If the travel lanes were reduced to 10 feet, there would be room for a five-foot bike lane and three-foot buffer adjacent to the 8 foot parking lane. These widths are consistent with NACTO’s guidance (they also recommend a 7-foot bike lane on uphill sections to allow bicyclists to pass each other, but that is infeasible given existing conditions and likely unnecessary). Sharrows would be marked in the southbound travel lane, adjacent to the curb.

At intersections, parking should be limited to improve visibility and allow bicycle access between the bike lane and the side street. Parkers would also need to be educated to look for bicyclists before crossing to the sidewalk. That said, conflicts are less likely here than on a commercial street with on-street parking, given the low turnover of the spaces and the relatively slow speed of bicyclists riding uphill. At the 9D intersection approach, a ‘mixing zone’ (combined bike lane/turn lane) may be needed.⁴ This would require NYSDOT approval.

From Ferry St to River St (northbound), there is room for a conventional five-foot bike lane if travel lanes are narrowed to ten feet (as above). The bike lane would be placed between the curb and the travel lane. Sharrows would be marked in the southbound direction, adjacent to the 8 foot parking lane.

From Red Flynn Dr to Ferry St (northbound), there is room for a buffered bike lane. The buffer would separate the five-foot bike lane from the travel lane. The buffer should be two to three feet, depending on the width of the travel lanes. Sharrows would be marked in the southbound lane/right turn lane to access riverside destinations.

We recommend ten-foot travel lanes to help calm traffic and provide enough bike lane and buffer space for bicyclist comfort. However, 10.5-foot lanes could be used if the City feels wider lanes are needed to accommodate buses, trucks, or other vehicles. In that case, the parking lane would be reduced to 7 feet. Note that this would fall short of NACTO’s recommended combined 11 foot width for the parking lane and buffer for parking-protected bike lanes. A narrower parking lane could also be less comfortable for southbound bicyclists riding next to the parking lane between River St and Railroad Ave, though these spaces have low turnover.

These treatments assume that there will continue to be on-street parking on one side of Beekman St. If the on-street parking were removed, protected bike lanes could be provided in both directions between Ferry St and 9D, with up to three-foot buffers (bollards, curbing, or planters could be used). A two-way protected bike lane would also be possible, but would require careful design treatments at intersections.

West Main St: Based on NACTO guidance and current traffic volumes and speeds, the preferred treatment would be a bike lane, ideally protected, but possibly conventional or buffered. However, there is insufficient width for bike lanes unless on-street parking were removed. As a basic improvement, we recommend **sharrows and signage** on West Main St, connecting to the station entrance in the downhill direction, and at least from the MTA property line to Beekman St in the uphill direction. Longer-term, Railroad Dr could be reconfigured to allow two-way bicycle access between the main station entrance and West Main St (such as with a bicycle path).

⁴ See <https://nacto.org/publication/urban-bikeway-design-guide/intersection-treatments/cycle-track-intersection-approach/> for more details.

Route 9D: Based on NACTO guidance and current traffic volumes and speeds, the preferred treatment would be protected bike lanes or a separate path. However, there is insufficient width for bike lanes. A path on the west side of Route 9D may be feasible, either as part of a redesign of the Municipal Plaza, or wrapping around the Municipal Plaza parking to the north, to connect Main St to Beekman St.

If a path were to be constructed, we suggest considering stop signs on Beekman St to control traffic for bicyclists exiting from the connecting path onto southbound Beekman St. At a minimum, sight distance at that location would need to be evaluated to ensure that exiting bicyclists and approaching drivers have a clear view, and bicycle crossing warning signs installed.

As a basic, interim improvement, **sharrows and signage** could be marked on Route 9D in both directions between Main St and Beekman St. This would require NYSDOT approval. In addition, NYSDOT should improve the traffic signals at the 9D/Main St and 9D/Beekman St intersections to improve detection and timing for bicyclists.

Railroad Dr & Red Flynn Dr: We did not evaluate these streets in detail, but based on estimated roadway widths, it appears that both could accommodate a bike lane on one side of the street if travel lanes were narrowed. To provide consistency with the other recommendations, we suggest a **bike lane in the uphill direction (away from the station), and sharrows in the downhill direction (towards the station).**

A summary of the recommendations are listed in Part F below and shown in the Pedestrian Recommendations map, Bicycle Recommendations map, and Proposed Street Sections at the end of this report.

F. Recommendations

Specific recommendations are outlined below. Priority items are *starred and **bolded**.

A. Pedestrian Access and Safety

Improve access through the Municipal Plaza:

The City should improve pedestrian access and safety through the Municipal Plaza, while also promoting alternate routes, such as the planned path to 9D. As noted above, the ‘shortcut’ routes through the Municipal Plaza are the most direct, and people will likely continue to use them. However, they are not accessible, and walking through the police parking lot presents potential conflicts with vehicles entering and exiting parking spaces.

- Mark a walking path through the parking area to increase drivers’ awareness of pedestrians.
- Mark a high-visibility ladder crosswalk across Municipal Plaza between the stairs at the top and the path to Route 9D.
- Pave/formalize the desire line in the grass at the southwest corner of Beekman St and Municipal Plaza. This appears to include a small piece of Central Hudson property, but the paved path could be aligned to include only City property.

- ***Explore a re-design of the property to provide accessible alternatives to the stairs**, such as the concept shown in the Appendix to the City's 2007 Comprehensive Plan⁵.

Complete missing connections:

- ***Install a sidewalk on the west side of Beekman St between West Main St and the MTA stairs** (approximately 1,150 feet). This sidewalk should be at least 5 feet wide, and include a 5-foot buffer with street trees where feasible. Based on our observations, at least two light poles (in front of the MTA building, and north of River St), and two hydrants (just south of West Main St, and halfway to River St) would need to be relocated.
- Longer-term, pursue pedestrian access through the MTA Police building parcel, as envisioned in the Comprehensive Plan. The police building is located directly between the train station and Beekman St. Access through this parcel would substantially shorten the walking route between the train station and Beekman St.

Improve Infrastructure:

- Repair sidewalk lifts and cracks through shaving or replacement. Focus in particular on lifts on Beekman St between River St and Ferry St/Railroad Dr.
- Replace the brick buffer on Beekman St with a more durable and stable material, such as stamped concrete, or with grass.
- Remove obstructions or widen the sidewalk around obstructions. Maintain a minimum 3-foot clearance (wider if possible). Specifically:
 - Widen the sidewalk around the hydrant on the east side of Beekman St just north of River St.
 - Check clearance around the pole on the east side of Beekman St just south of River St, and widen if possible.
- On West Main St, consider the following sidewalk improvements as long-term options in coordination with future land use changes (we understand that on-street parking will likely be needed on both sides of the street to serve existing and future development):
 - Widen the 5-foot sidewalk west of Bank St to 8 feet, consistent with the segment east of Bank St, to accommodate increased pedestrian activity.
 - If feasible, install a consistent buffer between the sidewalk and curb for the entire length of the street.

Make Safer Crosswalks:

- ***Stripe all crosswalks with high-visibility white ladder markings** (such as across Municipal Plaza at Beekman St). Avoid using red crosswalks, as they are less visible than white at night.
- ***Install consistent signage for all uncontrolled crosswalks**, such as advance Pedestrian Crossing and Pedestrian Crossing warning signs ([MUTCD](#) sign W11-2; see Section 2C.50). In-Street Pedestrian Crossing

⁵ See the conceptual plan entitled 'Connecting Beacon's Main Street with the Hudson River and Railroad Station.'

signs (MUTCD sign R1-6; see Section 2B.12) may be used but often become damaged. Encourage MTA/Metro-North to install consistent signs at uncontrolled crosswalks within their property as well.

- ***Shorten crossings as much as possible to maximize safety and convenience.** Specifically:
 - Crossing Beekman St at Route 9D – Reduce the curb radii and/or re-locate the crosswalk to the west to reduce the crossing length. Reconfigure the ramps to direct people into the crosswalk rather than the center of the intersection.
 - Crossing Beekman St at West Main St – Redesign the crosswalk to be straight instead of diagonal, reducing the crossing distance. This would involve replacing the ramp on the east side.
 - Consider an all-way stop at this intersection to improve safety at the crosswalk (and access from West Main St to Beekman St).
 - Crossing Beekman St at River St – Reduce the curb radius on the west side to shorten the crossing. Add a curb ramp on the east side.
 - Crossing Beekman St at Ferry St/MTA stairs – Upgrade the recently marked crosswalk to a high-visibility ladder crosswalk, install a curb extension on the west side to make pedestrians visible between parked cars and to help pedestrians see oncoming traffic, and construct a curb ramp on the west side of the crosswalk.
 - Crossing the MTA parking lot at Railroad Dr – Work with Metro-North/MTA to realign the diagonal crosswalk to connect directly to the stairs.
 - Install detectable warnings on all curb ramps to alert vision-impaired pedestrians of the transition to the street.
- Mark high-visibility crosswalks on side streets to increase driver awareness of pedestrians. Recommended locations include:
 - Across West Main St at Beekman St (in coordination with the recommended sidewalk on the west side of Beekman St).
 - Across River St at Beekman St (in coordination with the recommended sidewalk on the west side of Beekman St).
 - Across Bank St at West Main St.

The City asked about using raised crosswalks to slow traffic and increase yielding to pedestrians at uncontrolled marked crossings (such as Beekman St at West Main St, River St, and Ferry St/MTA stairs). However, raised crosswalks are typically used at mid-block crossings with very high pedestrian volumes or above-average pedestrian crash rates, and are usually not appropriate on bus routes or segments with steep grades.⁶

Provide Amenities and Wayfinding Signage:

- ***Develop a consistent format for pedestrian wayfinding signs throughout the study area.** Signs should clearly show destinations and recommended walking routes. In particular, provide wayfinding signage to direct people from the train station to Main Street via West Main St, and vice versa (existing signs at the train station direct people via Railroad Dr). New public walking paths/routes should also be promoted with wayfinding signage.

⁶ See http://www.pedbikesafe.org/PEDSAFE/countermeasures_detail.cfm?CM_NUM=7.

- Develop one preferred accessible route, and clearly sign it to assist those with mobility limitations. Until the missing curb ramp is installed on Beekman St north of Ferry St and/or other accessibility improvements are made, the only fully accessible route is via West Main St. However, it has a significant grade.
- Install amenities along Beekman St, West Main St, and other routes as needed, including consistent street trees and pedestrian-scale lighting, as well as trash/recycling cans and benches at key locations.
- Snow plowing: We did not observe conditions during the winter, but understand from some residents that sidewalk plowing could be improved. On Beekman St, snow could be stored in the buffer area (where one exists) or behind the sidewalk. On West Main St, the existing and proposed buffer areas could be used for snow storage. Particular attention should be focused on plowing at curb ramps and crosswalks to maintain accessibility.

B. Bicycle Access and Safety

Beekman St:

- ***In the northbound (uphill) direction, install a buffered bike lane from Red Flynn Dr to Ferry St, a conventional bike lane from Ferry St to River St, and a parking-protected bike lane from River St to 9D.** Reduce the travel lanes to 10 feet to allow room for five-foot bike lanes and three-foot buffers (where feasible).
- Mark sharrows in the southbound (downhill) lane.

West Main St:

- Mark sharrows in both directions between Beekman St and the MTA property line.

Municipal Plaza:

- ***Construct a bicycle path connecting Main St and Beekman St, outside of the parking area.**

Route 9D (these improvements would need to be approved by and coordinated with NYSDOT):

- Mark sharrows between Main St and Beekman St.
- Upgrade the traffic signal detectors at the 9D/Main St and 9D/Beekman St intersections to consistently detect bicycles. This may entail adjusting the detectors' sensitivity, or replacing the loops with a more bicycle-friendly design (such as diagonal quadrupole loops) or technology (such as video detection).⁷ If loop detectors are used, paint bicycle symbols and install signs on each approach to show bicyclists where to position themselves to be detected.⁸ Note that NYSDOT has not yet approved video detection and would have to review any other detection technology prior to installation.

⁷ See Walk Bike Dutchess, Chapter 3, part L for more detail on signal timing for bicyclists.

⁸ See [MUTCD](#) Sections 9C.05 and 9B.13 and Figures 9C-7 and 9B-2 (sign R10-22).

- Adjust the signal timing at the 9D/Main St and 9D/Beekman St intersections to allow sufficient minimum green time, a longer green extension time for bicycles (if possible) and more all-red clearance time if needed.

Railroad Dr:

- Work with MTA to mark sharrows in the downhill direction from Beekman St to the train station, and to provide a bike lane in the uphill direction to Beekman St.
- Work with MTA to mark sharrows in the southbound direction from West Main St to the train station.
- Longer-term, work with MTA to reconfigure Railroad Dr to allow two-way bicycle access between the main station entrance and West Main St.

Red Flynn Dr:

- Mark sharrows in the downhill direction from Beekman St to the train station entrance (river side), and provide a bike lane in the uphill direction from the station to Beekman St.

Provide Bike Route Signage:

- Install bike route guide signs to direct bicyclists to preferred routes between the train station and Main St.⁹

Improve Bicycle Parking:¹⁰

- ***Work with MTA to provide secure long-term bike parking**, such as a bicycle enclosure or a Bike Station, in the station area.¹¹ We recommend long-term parking for at least 70-100 bicycles.
- ***Work with MTA to provide significantly more short-term bike parking**, such as covered bike racks, at both entrances to the station and by the overpass.¹² We recommend short-term spaces for at least 30-50 bicycles.
- Work with other property owners, including the City, to provide short-term bike parking at key destinations (e.g. the farmers market, parks, and commercial buildings), as well as long-term bike parking for employees, commuters, and visitors.

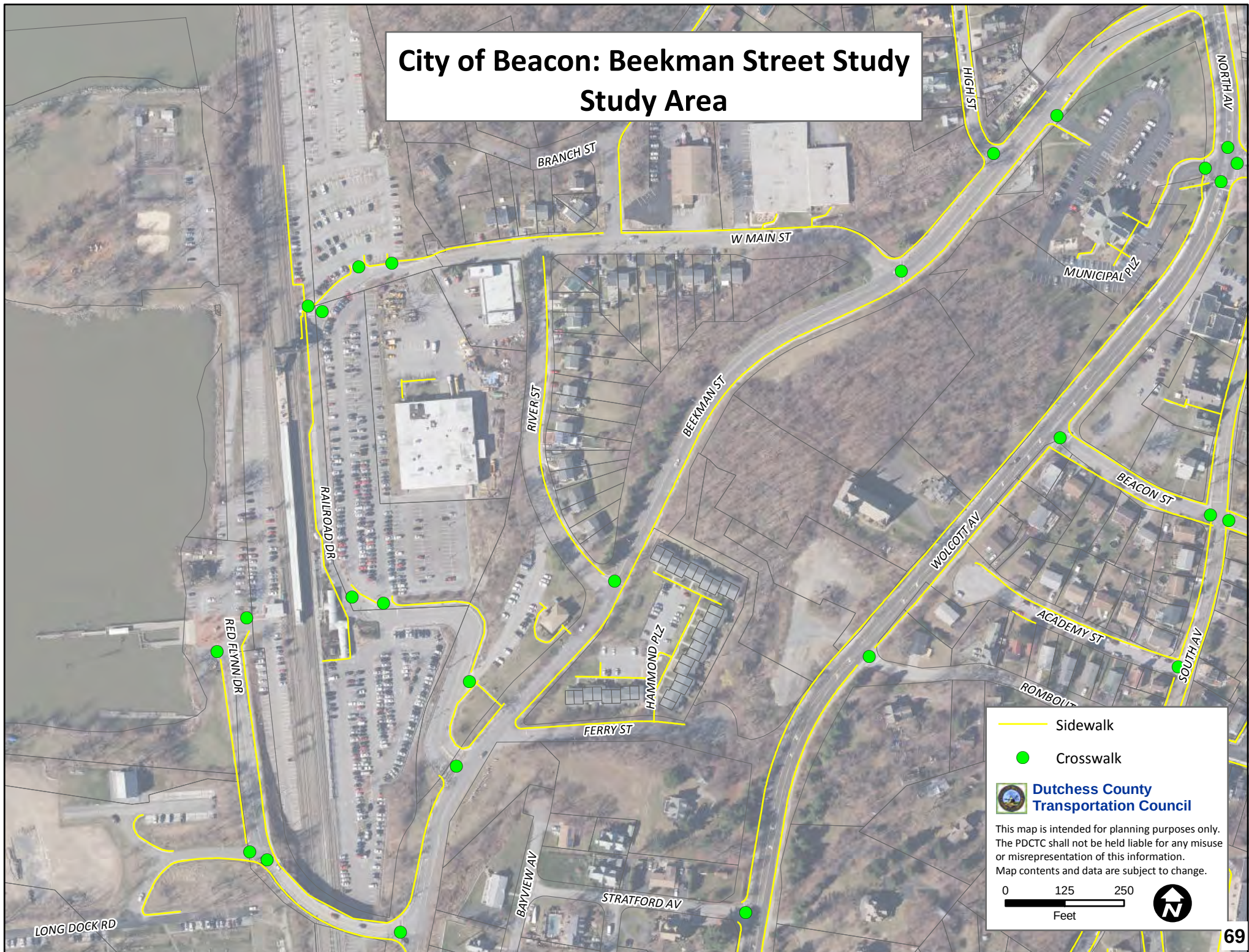
⁹ See Bike Route Guide signs in MUTCD Section 9B.20, Figures 9B-4 and 9B-6

¹⁰ Bicycle parking guidance is available online at <http://www.co.dutchess.ny.us/CountyGov/Departments/TransportationCouncil/17205.htm>.

¹¹ For images of Bicycle Enclosures, see [Google images](#). For Bike Stations, see <http://bikehub.com/caltrain-bike-station/> and <http://home.bikestation.com/>.

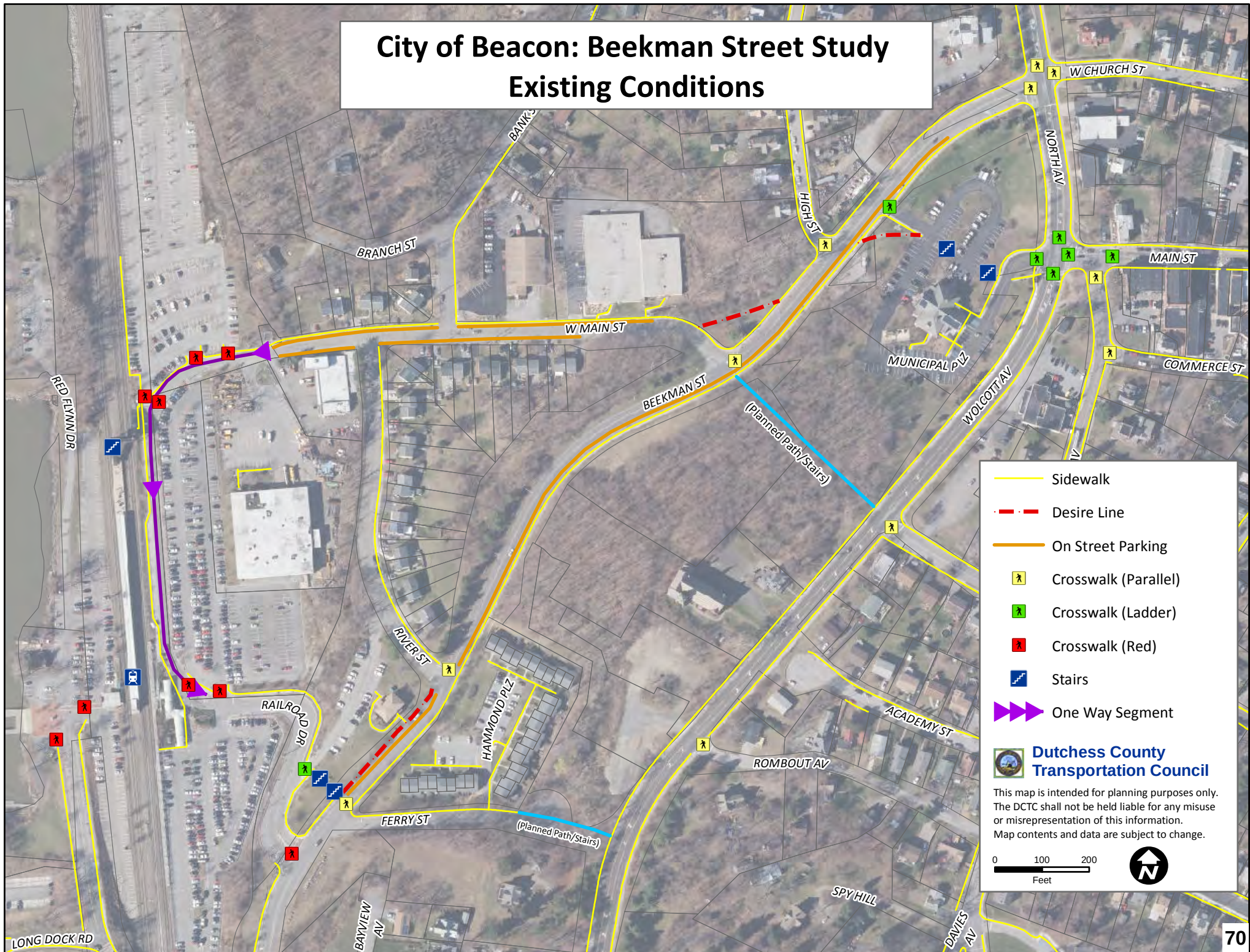
¹² See the County's online Bicycle Parking Finder for a current inventory of bike parking: <https://geoaccess.co.dutchess.ny.us/bicycleparking/>

City of Beacon: Beekman Street Study Study Area



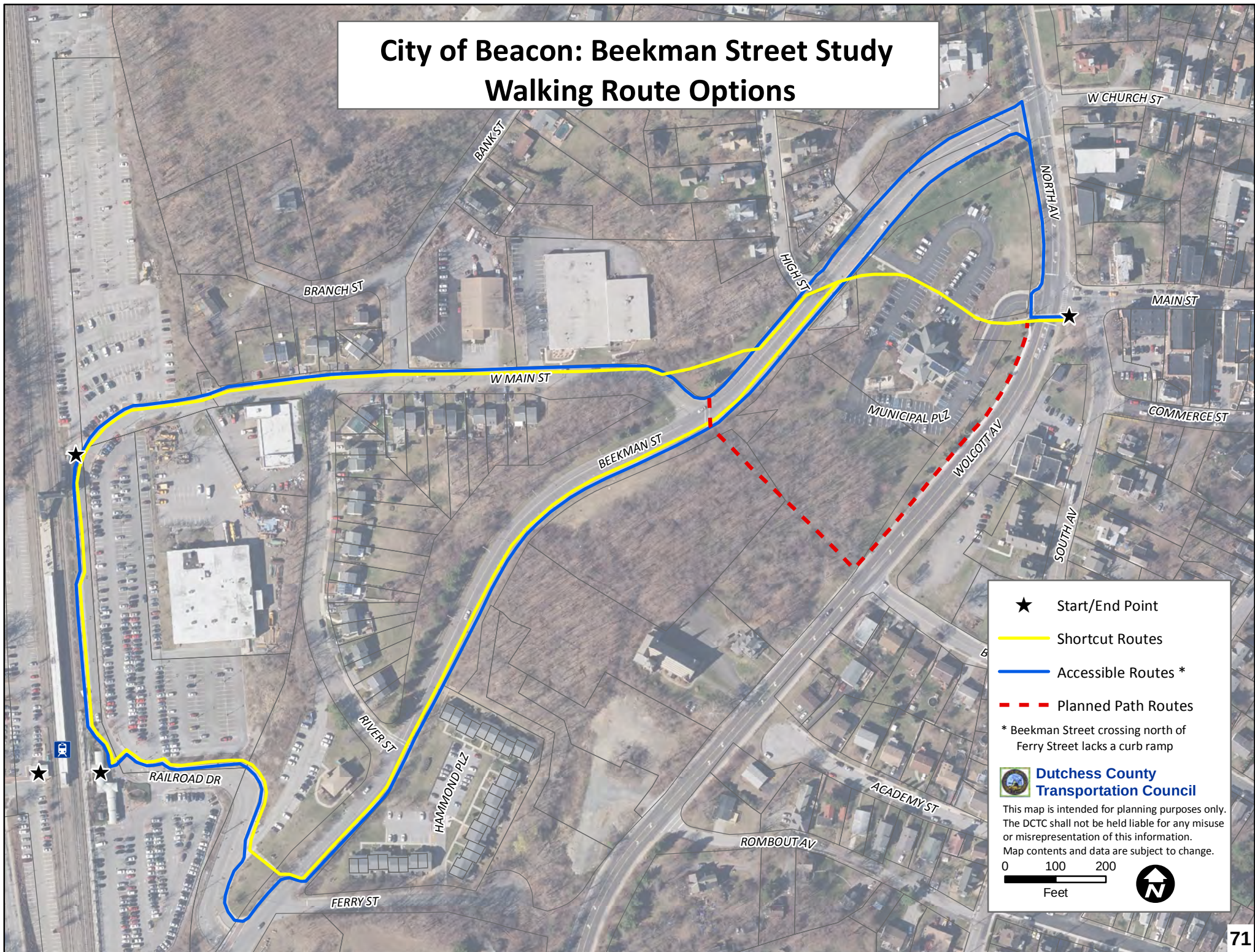
City of Beacon: Beekman Street Study

Existing Conditions



City of Beacon: Beekman Street Study

Walking Route Options



City of Beacon: Beekman Street Study Pedestrian Recommendations

Overall Recommendations

- Provide wayfinding signage
- Install streetscape amenities
- Improve sidewalk snowplowing

- ★ Start/End Point
- Install Sidewalk (with buffer)
- Improve/Widen Sidewalk
- Install Buffer
- Improve/Replace Buffer
- Pave Path
- Long-term Option
- Mark New Crosswalk
- Improve Crossing
- Install/Improve Crosswalk Sign
- Redesign Area



**Dutchess County
Transportation Council**

This map is intended for planning purposes only. The DCTC shall not be held liable for any misuse or misrepresentation of this information. Map contents and data are subject to change.

0 100 200
Feet



City of Beacon: Beekman Street Study Bicycle Recommendations

Overall Recommendations:

- Install bike route guide signs
- Provide additional short-term bike parking at key destinations

- ★ Start/End Point
- Yellow line Bike Path
- Green line Parking Protected Bike Lane
- Purple line Buffered Bike Lane
- Blue line Bike Lane
- Orange line Sharrows
- ↔ Pursue Two-Way Bicycle Access
- Yellow circle Traffic Signal Improvements
- Green triangle Provide Bike Parking

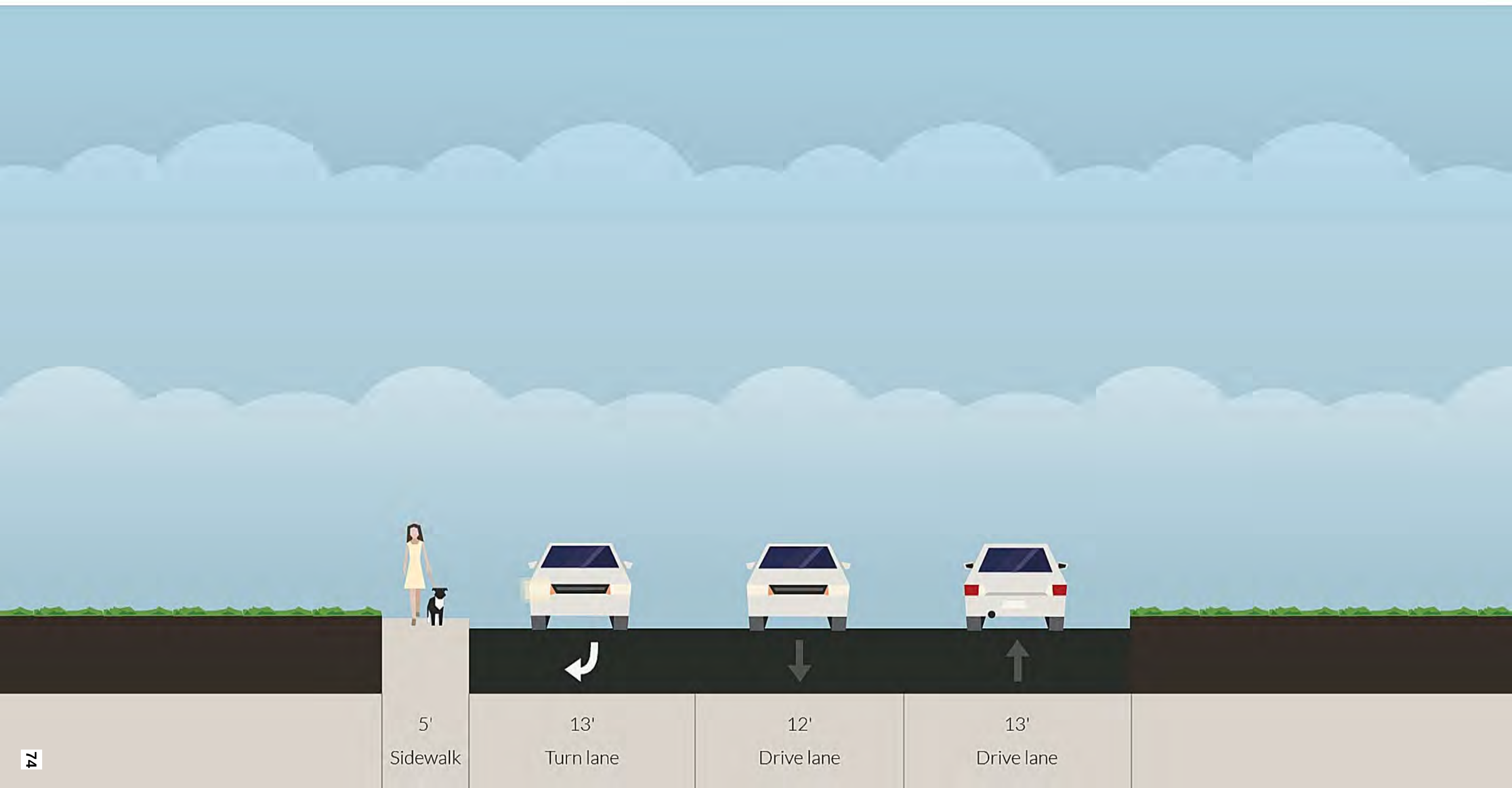


This map is intended for planning purposes only. The DCTC shall not be held liable for any misuse or misrepresentation of this information. Map contents and data are subject to change.

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Feet



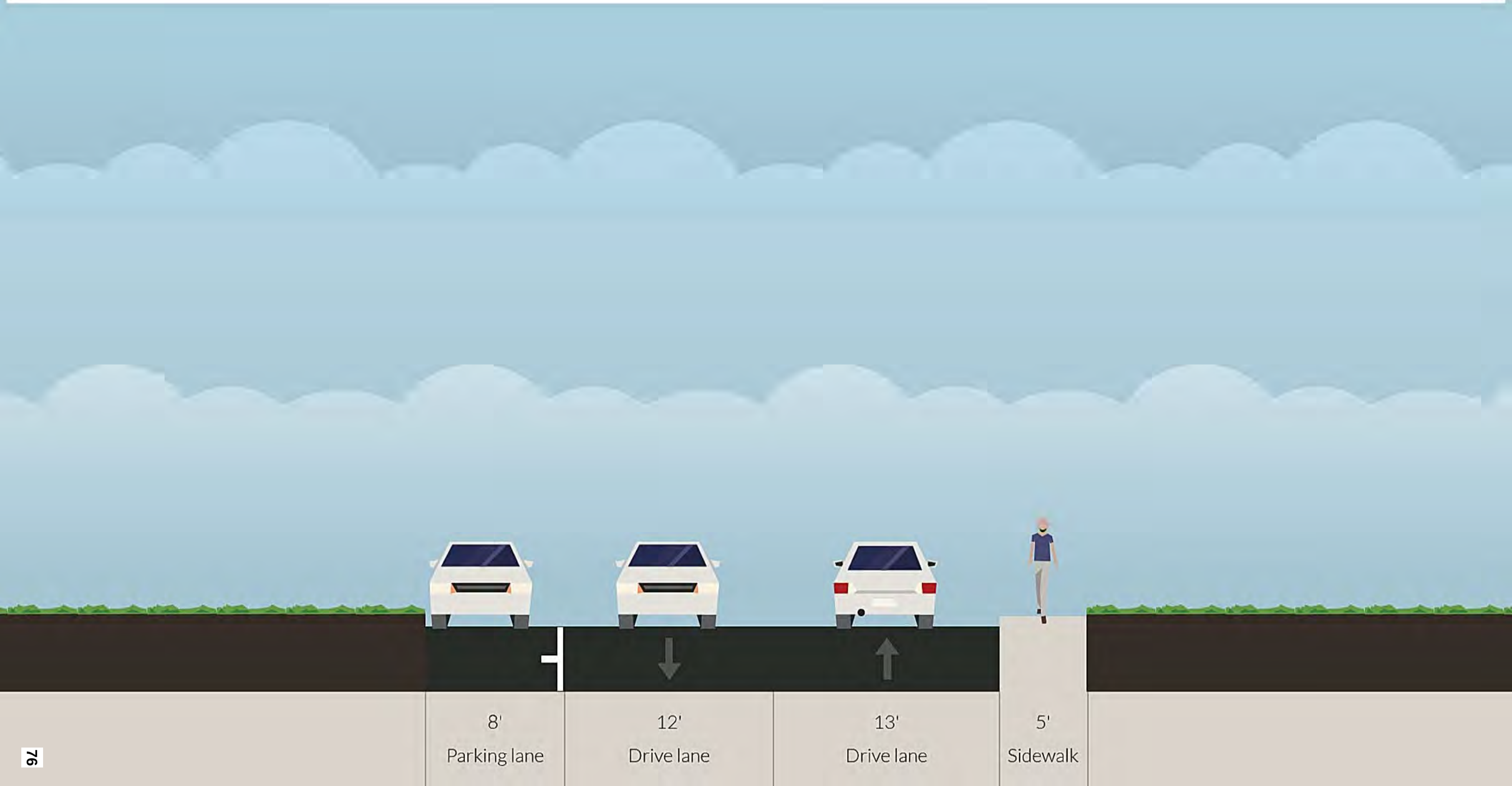
Beekman St: Red Flynn-Ferry (existing)



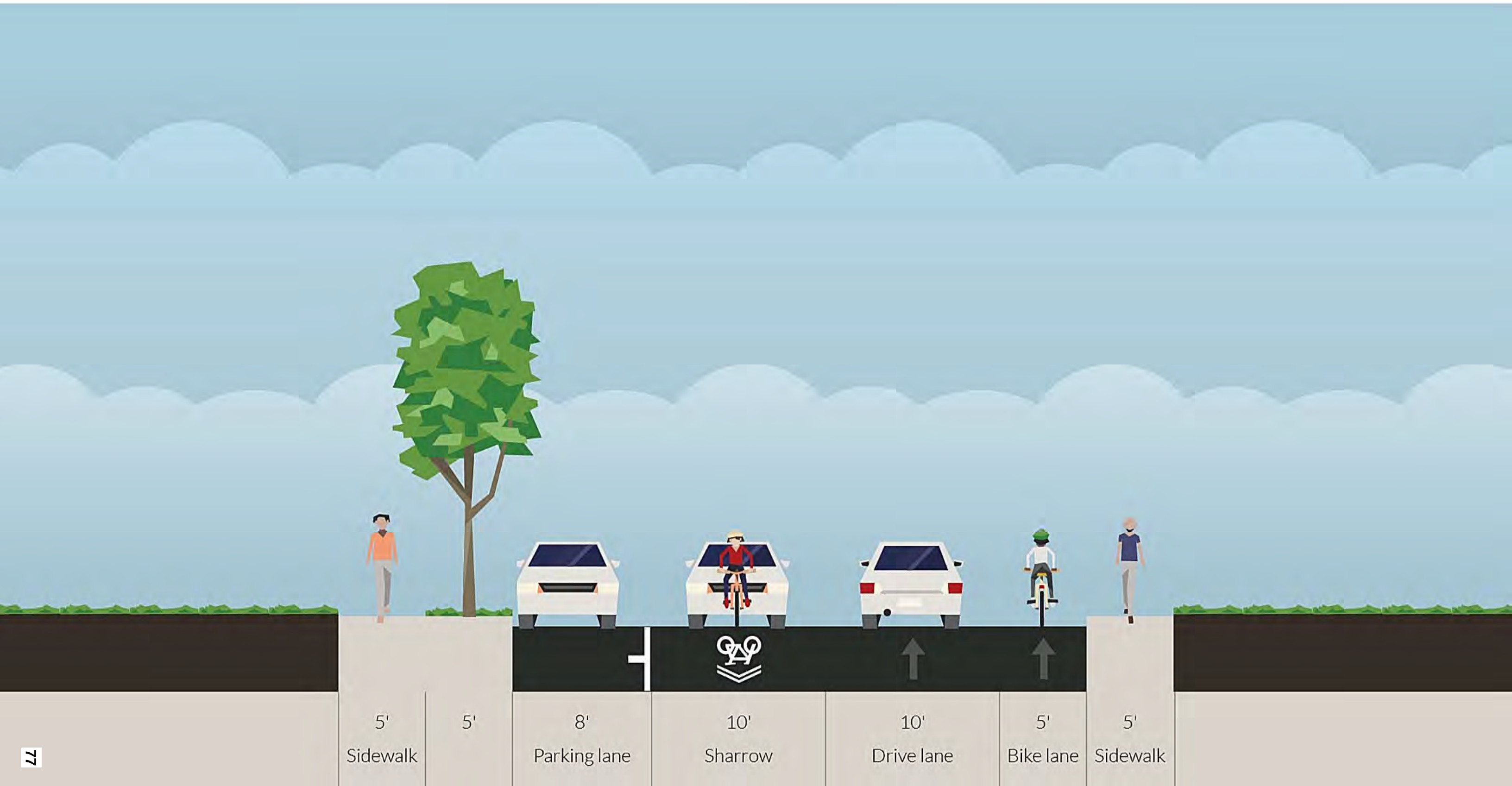
Beekman St: Red Flynn-Ferry (proposed)



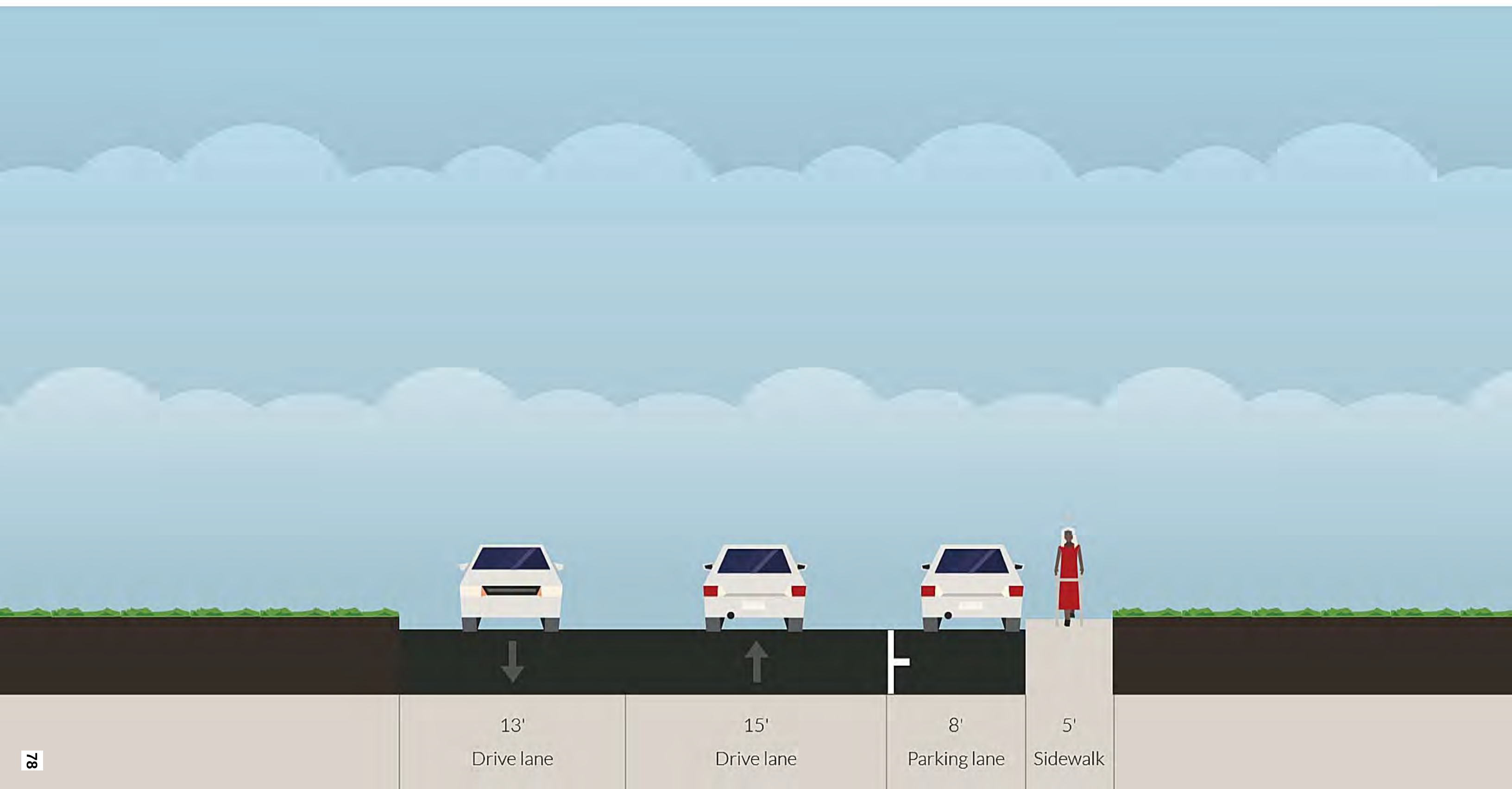
Beekman St: Ferry - River (existing)



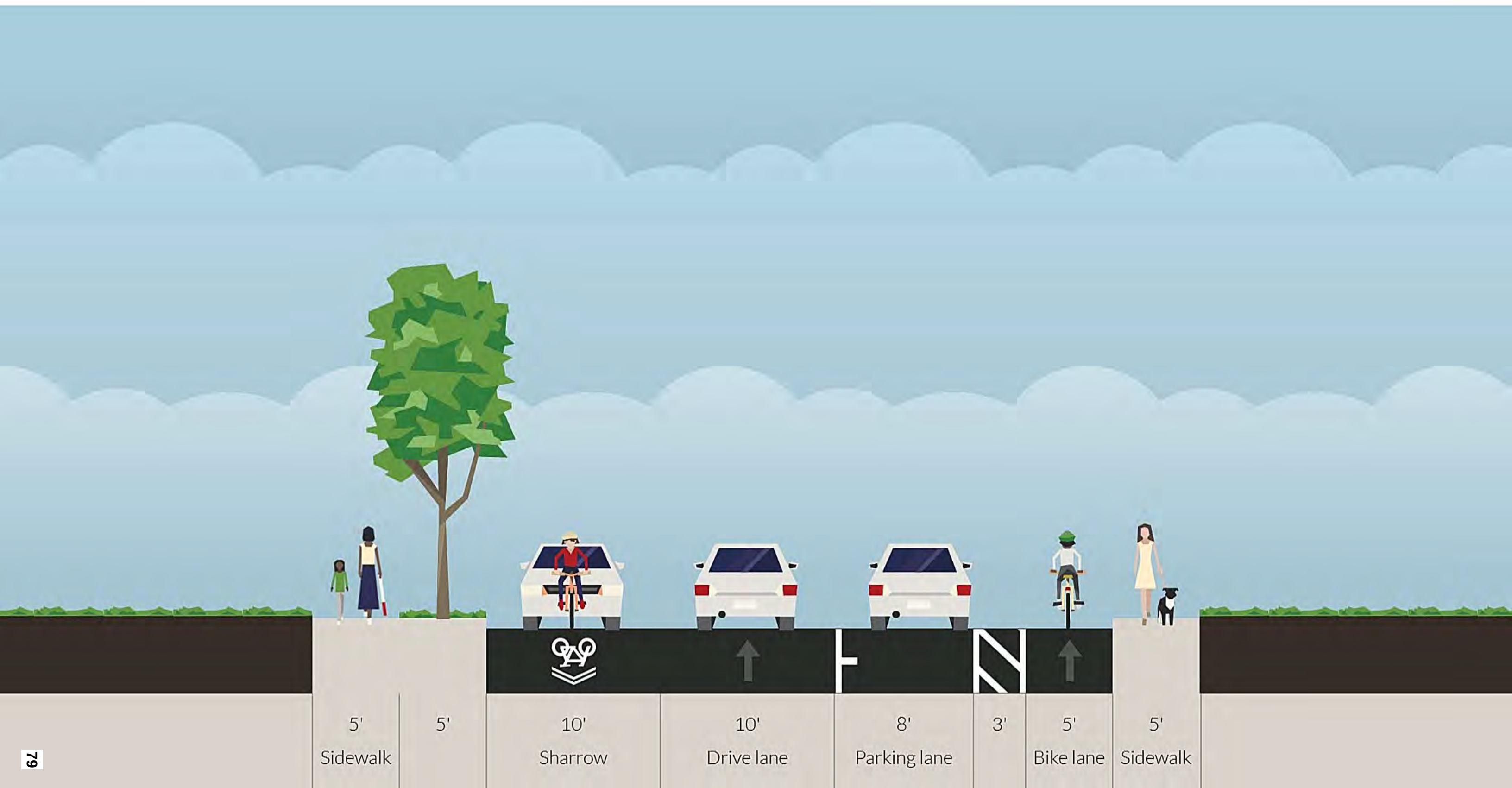
Beekman St: Ferry - River (proposed)



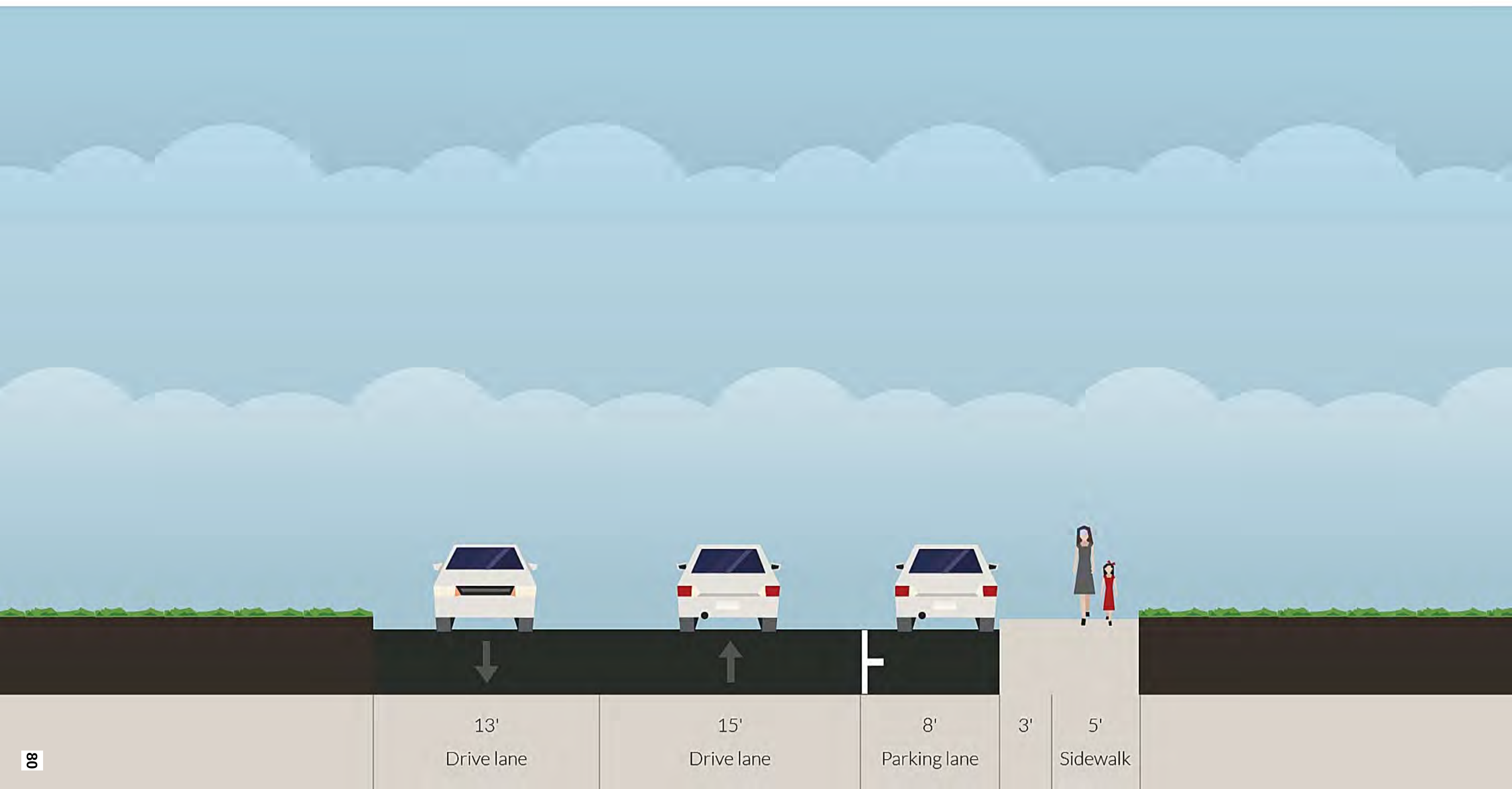
Beekman St: River-W Main (existing)



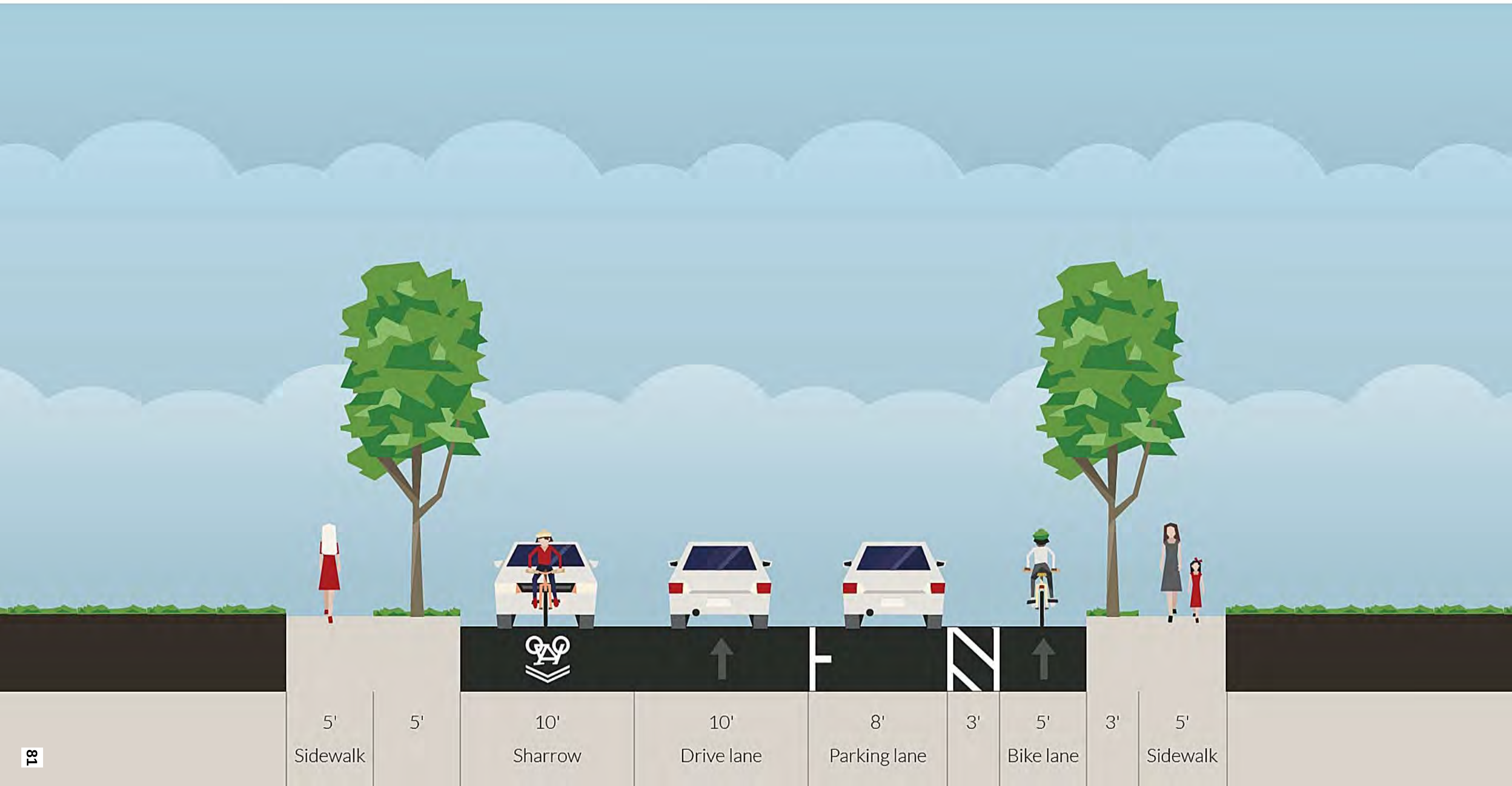
Beekman St: River-W Main (proposed)



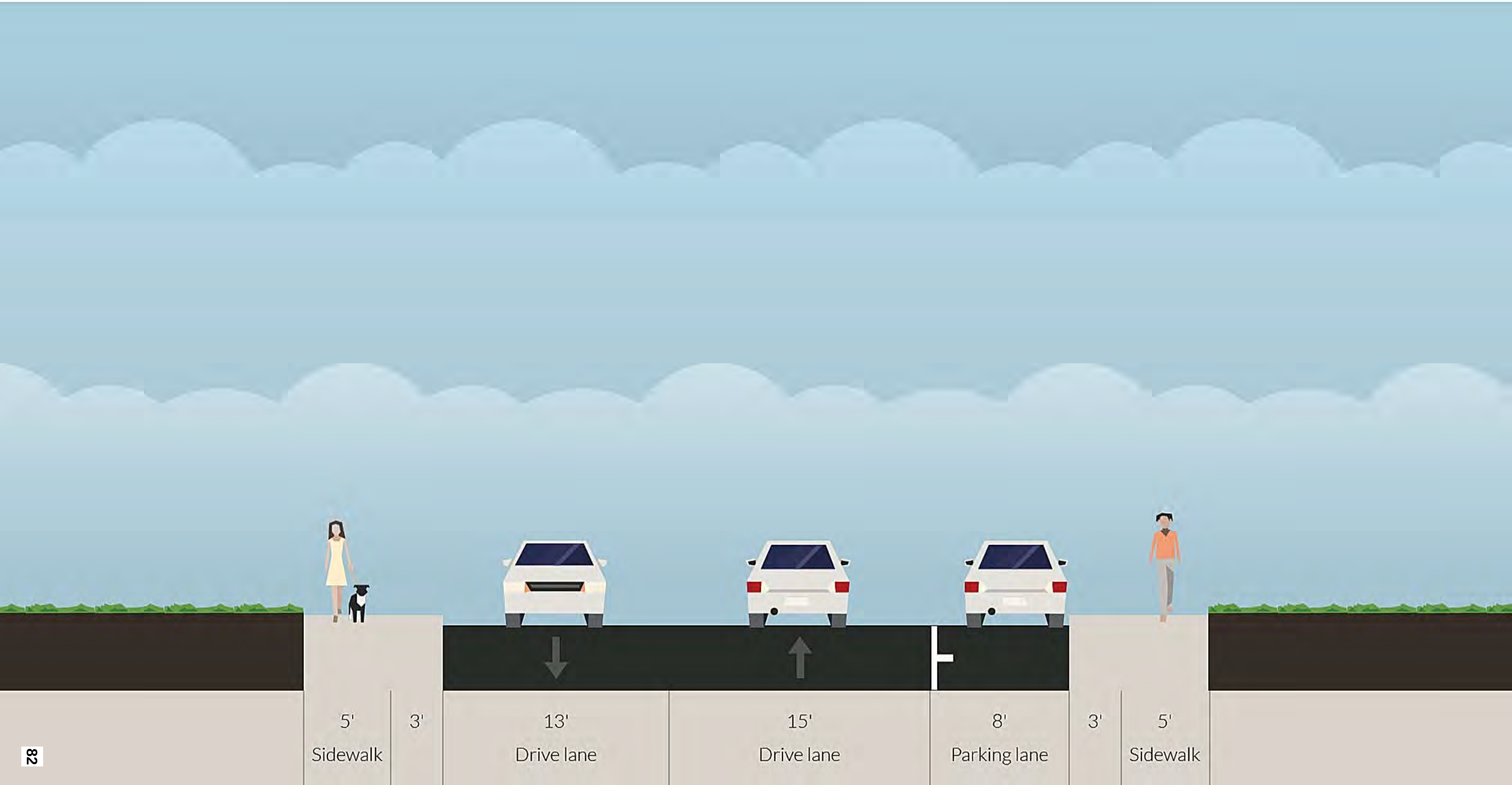
Beekman St: south of W Main St (existing)



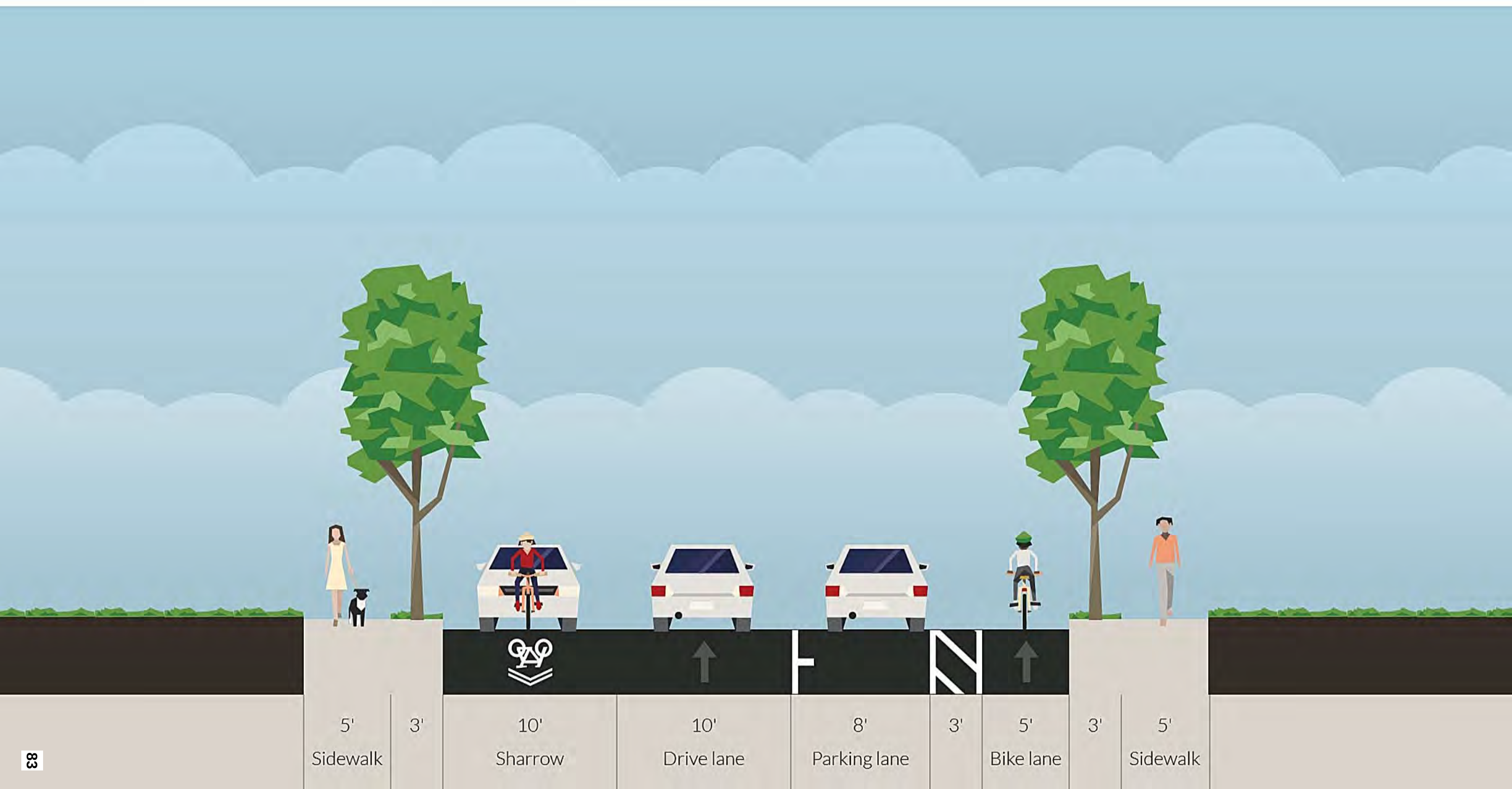
Beekman St: south of W Main St (proposed)



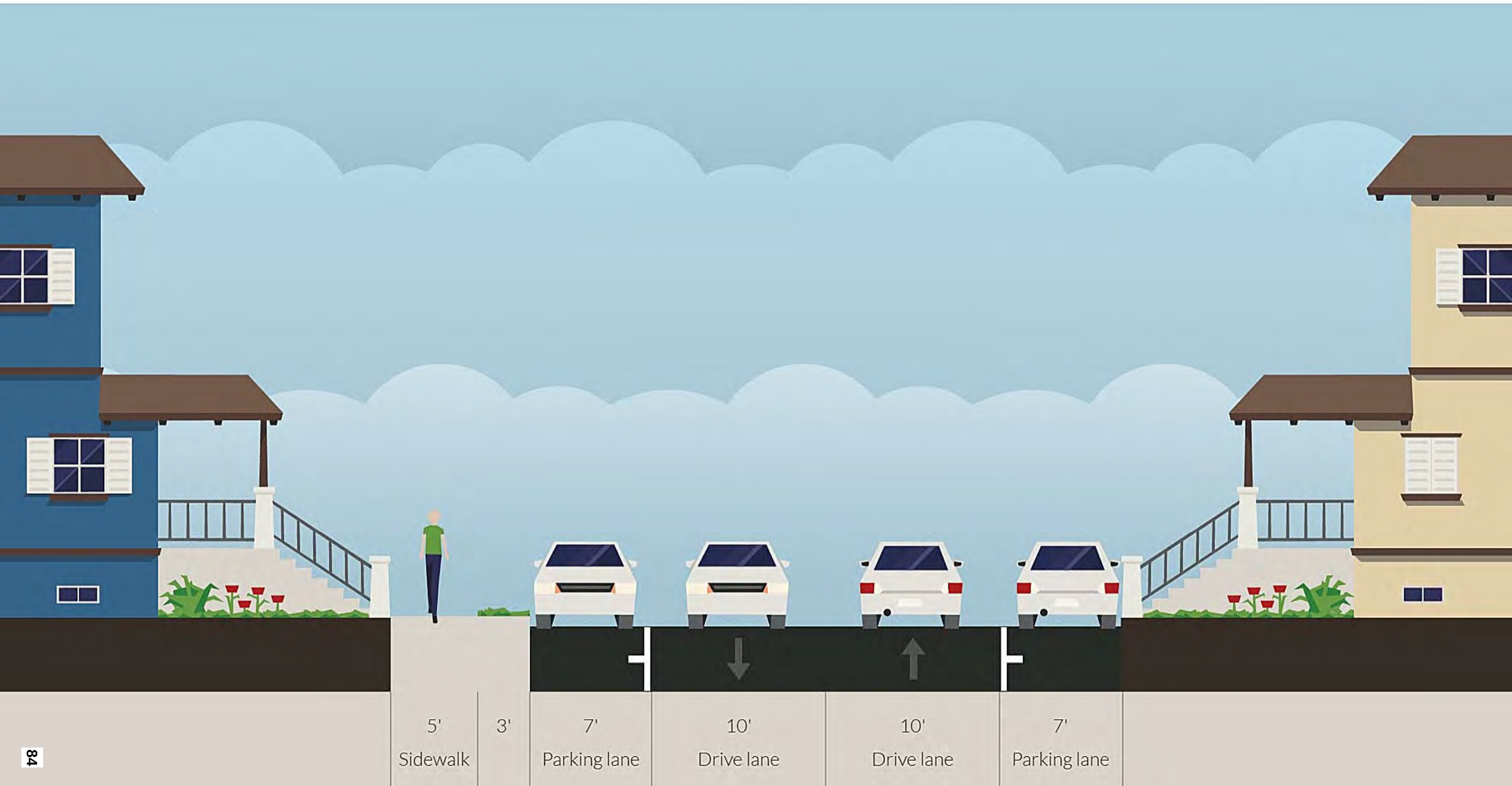
Beekman St: West Main St – 9D (existing)



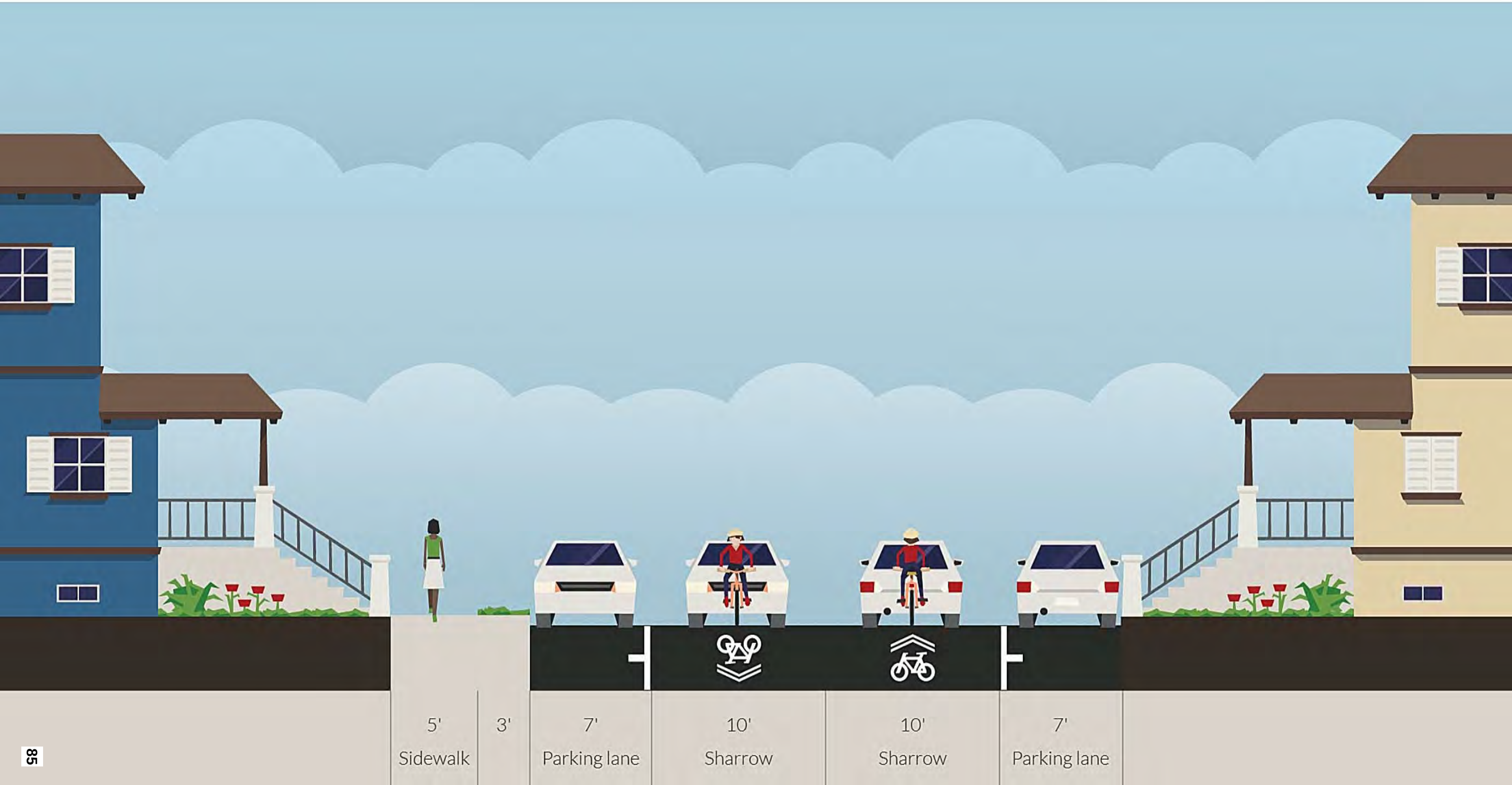
Beekman St: West Main St – 9D (proposed)



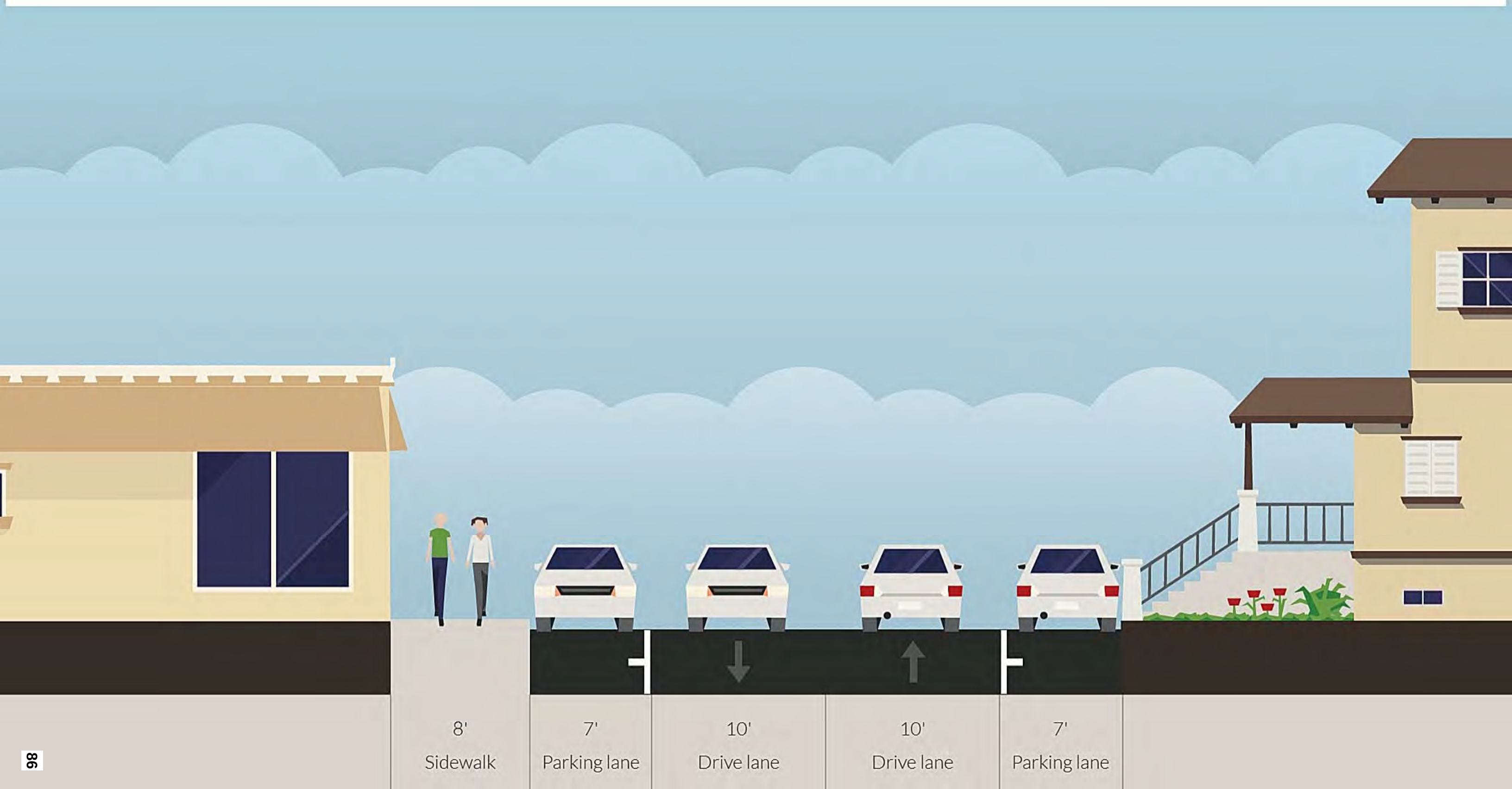
W Main St: west of Bank St (existing)



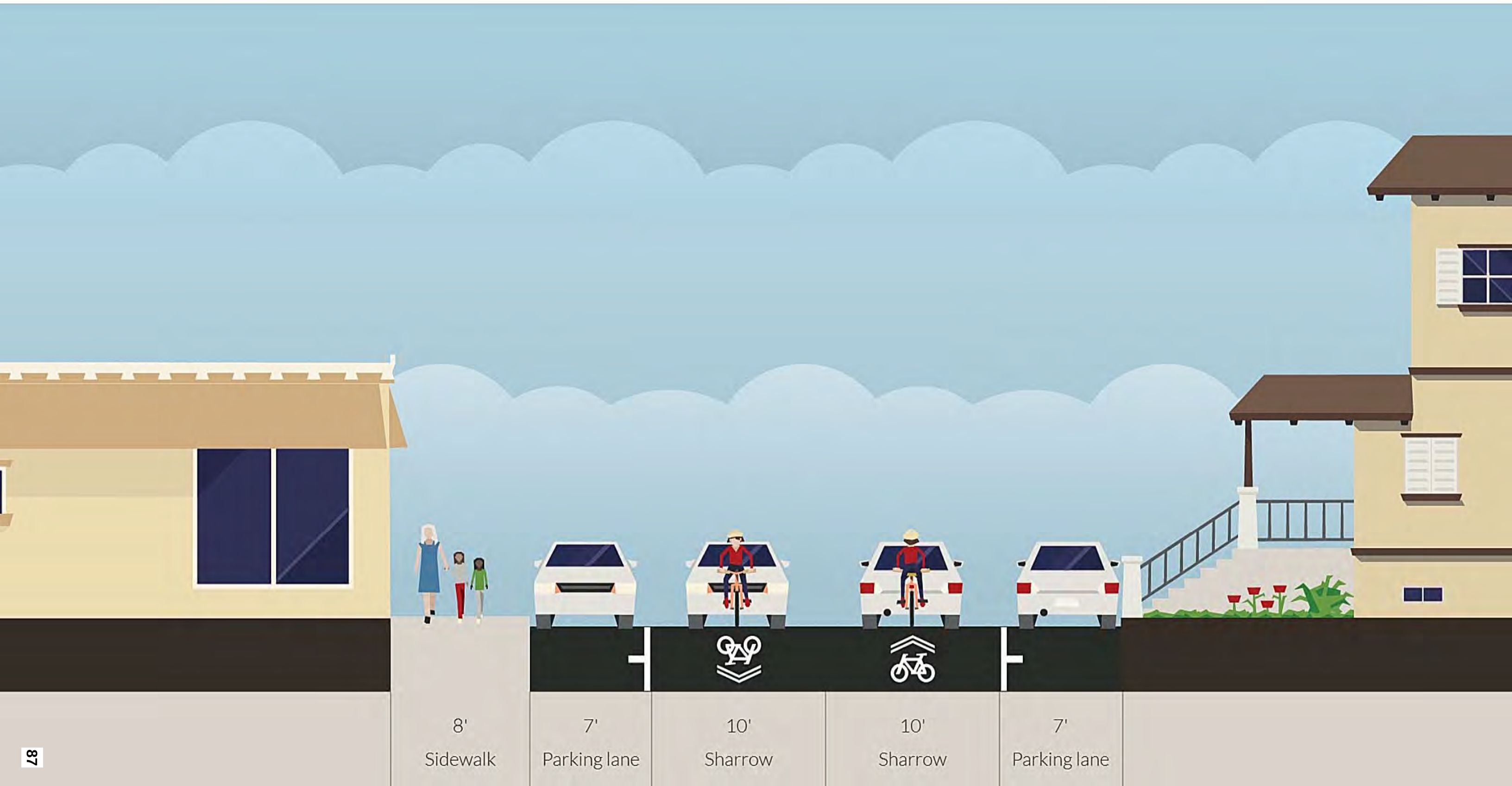
W Main St: west of Bank St (proposed)



W Main St: east of Bank St (existing)



W Main St: east of Bank St (proposed)



City of Beacon City Council Agenda
01/06/2025

Title:

Resolution No. 12 - Designating the Poughkeepsie Journal as the Newspaper of Record

ATTACHMENTS

[Resolution Designating the Poughkeepsie Journal as the Newspaper of Record](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 12 OF 2025

**DESIGNATING THE POUGHKEEPSIE JOURNAL AS THE
CITY OF BEACON NEWSPAPER OF RECORD
FOR THE YEAR 2025**

BE IT RESOLVED THAT the City Council of the City of Beacon hereby designates the Poughkeepsie Journal as the City of Beacon's newspaper of record for 2025.

Resolution No. 12 of 2025			Date: January 6, 2025				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/06/2025

Title:

December 16, 2024 Minutes

ATTACHMENTS

[December 16, 2024 Minutes](#)



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

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

December 16, 2024
7:00 PM
Draft
City Council
Minutes

Regular Meeting

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

<https://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 Molly Rhodes, Ward One

Councilmember Jeffrey Domanski, Ward Two

Councilmember Pam Wetherbee, Ward Three

Councilmember Dan Aymar-Blair, Ward Four

Also Present

Christopher White, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Honoring of 2024 Welcome Center Volunteers](#)

[Honoring of Outgoing Councilmember: Dan Aymar-Blair \(Ward 4\)](#)

Public Comment

Public Hearings

[Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping](#)

Motion to close the public hearing by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 127 - Appointing Nicholas Durso to the Position of Senior Automotive Mechanic](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Wake.

Motion passes 7 - 0.

2. [Resolution No. 128 - Authorizing the City Administrator to Execute a Memorandum of Agreement with the Patrolmen's Benevolent Association of Beacon, New York, Inc.](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 7 - 0.

3. [Resolution No. 129 - Authorizing the City Administrator to Execute an Agreement with Brown & Brown, Inc. for NYMIR Insurance Services](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Wake.

Motion passes 7 - 0.

4. [Resolution No. 130 - Adopting a Local Law No. 13 of 2024 Concerning Parking, Standing, and Stopping](#)

Motion to pass the resolution by Councilmember Wetherbee.

Second by Councilmember Domanski.

Motion passes 7 - 0.

5. [Resolution No. 131 - Granting Request of 248 Beacon Holdings, LLC to Waive Requirements of the Zoning Code](#)

Motion to amend the resolution to include language mandating milestone updates by the City Attorney and Building Inspector by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

Motion to pass the resolution, as amended, by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 5 - 2. Councilmembers Aymar-Blair and Wetherbee voted against the resolution.

Approval of Minutes

1. [December 2, 2024 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 7 - 0.

Public Comment - Second Opportunity

Adjournment

Motion to adjourn by Councilmember Aymar-Blair.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

City of Beacon City Council Agenda
01/06/2025

Title:

Executive Session (Real Estate & Personnel)

ATTACHMENTS