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

November 3, 2025
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

Honoring Beacon High School and Max Born Gymnasium Foreign Exchange Student Program Participants

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Public Hearing for the 2026 Proposed Budget

Public Hearing for a Proposed Local Law Concerning the Train Station District (to be adjourned to November 17, 2025)

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 102 - Approving an Amendment to the 2025 Budget
2. Resolution No. 103 - Authorizing a Bond Issuance for the Construction of Improvements to and Reconstruction of City Sewer Facilities
3. Resolution No. 104 - Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank
4. Resolution No. 105 - Authorizing a Bond Issuance for the Purchase of a Vacuum Truck
5. Resolution No. 106 - Authorizing a Bond Issuance for Highway Department Equipment

Approval of Minutes

1. October 20, 2025 Minutes

Public Comment - Second Opportunity

Announcement of Next Workshop: November 10, 2025 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
11/03/2025

Title:

Honoring Beacon High School and Max Born Gymnasium Foreign Exchange Student Program Participants

ATTACHMENTS

Proclamation in Honor of Beacon High School and Max Born Gymnasium Foreign Exchange Student Program Participants

Proclamation

IN HONOR OF FOREIGN EXCHANGE STUDENTS FROM BEACON HIGH SCHOOL AND MAX BORN GYMNASIUM

WHEREAS, students from Beacon High School and Max Born Gymnasium in Germering, Germany are participating in a joint foreign exchange student program which will take place in October of 2025 and June of 2026; and

WHEREAS, visiting students and faculty are currently visiting from Max Born Gymnasium, marking the fourth straight year of this incredible educational and cultural partnership; and

WHEREAS, City of Beacon families have volunteered to host these visiting students and teachers for the weeks they will be spending in Beacon; and

WHEREAS, the Parent Teacher Student Organization of Beacon High School has coordinated experiences for participating students which will undoubtedly demonstrate what makes the Hudson Valley and Bavaria such special places; and

WHEREAS, travel is one of the very best forms of education and is an important way to gain world perspective beyond that which we can offer in our own communities.

NOW, THEREFORE, as Mayor, I do issue this proclamation in honor of all the participating students in this and previous years' exchanges, while wishing each of them a wonderful and transformative experience, as they make an important connection between our two Cities and Countries during a time where global geopolitical cooperation and partnership are more important than ever.

Signature: Lee Kyriacou 11/3/2025

Lee Kyriacou
Mayor

City of Beacon City Council Agenda
11/03/2025

Title:

Public Hearing for a Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

ATTACHMENTS

Draft 223b Schedule of Use Regulations

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Draft Schedule of Dimensional Regulations

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District - Full EAF Part 1

Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District - Full EAF Part 1, Narrative

City of Beacon Planning Board Memorandum Regarding Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

Dutchess County Planning Memorandum Regarding Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District

223 Attachment 2

City of Beacon

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

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	~~X~~P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		~~X~~P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	~~X~~P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

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

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

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW TO AMEND THE BEACON CITY CODE CHAPTER 223 CONCERNING RESIDENTIAL USES IN THE R1-5 ZONING DISTRICT

A LOCAL LAW to amend the Beacon City Code Chapter 223 entitled "Zoning" to allow certain one-family attached / semidetached dwellings, two-family dwellings, artist live/work spaces, and reconstruction of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zoning District.

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

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations," is hereby amended as shown on the attached Schedule of Dimensional Regulations.

SEE ATTACHED SCHEDULE OF DIMENSIONAL REGULATIONS

Section 2.

Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations", is hereby amended to add Footnote 2 as shown on the attached Schedule of Use Regulations to permit one-family attached/semidetached dwellings, two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. Additionally, the aforementioned uses are only permitted as of right for any parcel in the R1-5 Zoning District that is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, including those parcels on the southern side of Rombout Avenue, however, on the southern side of Rombout Avenue such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

DRAFT

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-10 entitled "Nonconforming uses and structures", is hereby amended to add Subsection I as follows:

§ 223-10 **Nonconforming uses and structures.**

• • •

I. Restoration of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zone. Notwithstanding Subsection D above, if a preexisting nonconforming multi-family or two-family dwelling in the R1-5 Zoning District shall be destroyed by any means to an extent of more than 50%, the multi-family or two-family dwelling may be reconstructed in-kind and the nonconforming uses continued as follows:

(1) The multi-family or two-family dwelling must be a nonconforming structure at the time of destruction registered with the City per Subsection F above and located in the R1-5 Zoning District;

(2) The reconstruction must be dimensionally in-kind and there shall be no increases to any dimensional nonconformity, including density or parking, that existed on the date of destruction provided that the applicant may reduce any prior dimensional nonconformities, except that a reconstructed multi-family building or two-family dwelling shall be rebuilt with the exact same number of dwelling units and bedrooms as existed before the destruction;

(3) The reconstruction shall be subject to planning board approval pursuant to § 223-25 of this Code; and

(4) A bona-fide and complete application for approval pursuant to § 223-25 of this Code shall be submitted to the City within one (1) year of the date of the destruction and the applicant shall diligently pursue approval of such application.

Section 3. Ratification, Readoption and Confirmation.

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

Section 4. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the

word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability.

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

Section 6. Effective date.

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

DRAFT

223 Attachment 1

City of Beacon

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

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

NOTES:

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

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

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

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

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

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

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

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

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

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A local law to amend the City of Beacon Code Chapter 223 concerning residential uses in the R1-5 Zoning District.		
Project Location (describe, and attach a general location map): R1-5 Zoning District of the City of Beacon		
Brief Description of Proposed Action (include purpose or need): The City of Beacon (the "City") Code does not permit one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in any of the City's R1 (residential) Zoning District. As such, the proposed Local Law will allow the aforementioned residential uses in a limited portion of the R1-5 Zoning District near to the City's downtown Central Main Street (CMS) Zoning District and no other R1 Zoning District. Specifically, these uses will be permitted as of right in a limited portion of the R1-5 Zoning District if the parcel is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D, and west of Fishkill/Teller Avenue. These residential uses will also be permitted on parcels in the R1-5 Zoning District located on the southern side of Rombout Avenue but excluding corner lots unless the driveway and the front of the house is located on Rombout Avenue. The proposed Local Law will also allow legal nonconforming multi-family and two-family dwellings that are destroyed by more than 50% to be reconstructed in-kind subject to site plan review and other requirements.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kryiacou	Telephone: 845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, ☑Yes☐No or Village Board of Trustees	City Council - Legislative Action re Adoption of Local Law.	Draft of proposed Local Law introduced at September 8, 2025 meeting.
b. City, Town or Village ☐Yes☐No Planning Board or Commission		
c. City, Town or ☐Yes☐No Village Zoning Board of Appeals		
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☐Yes☐No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No		

C. Planning and Zoning

C.1. Planning and zoning actions.
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes☐No • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1
C.2. Adopted land use plans.
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☐No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☐No If Yes, identify the plan(s): _____ _____ _____
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☐No If Yes, identify the plan(s): _____ _____ _____

C.3. Zoning

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

_____
_____

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

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

C.4. Existing community services.

a. In what school district is the project site located? _____

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

_____

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

_____

d. What parks serve the project site?

_____
_____

D. Project Details

D.1. Proposed and Potential Development

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

_____

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

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

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

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

e. Will the proposed action be constructed in multiple phases? ☐Yes☐No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

_____
_____

f. Does the project include new residential uses? ☐Yes ☐No
If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☐No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

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

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

_____

_____

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

If Yes:

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

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

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

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

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

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

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

_____

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

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

_____

- Operation: _____

_____

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

- Construction: _____

_____

- Operation: _____

_____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

iii. Specify amount to be handled or generated _____ tons/month

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

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

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

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

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

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

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

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

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes☐No
If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
_____
_____

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

_____ _____ _____

_____ _____ _____

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

If Yes:

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

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

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

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

If Yes:

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

_____

_____

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

If Yes:

i. Species and listing: _____

_____

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

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

_____

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

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

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

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

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

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

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

If Yes:

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

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

_____

_____

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name City Council of the City of Beacon Date September 16, 2025

Signature _____ Title City Attorney

PRINT FORM

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning Permitted Uses in the R1-5 Zoning District

On September 8, 2025, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to allow certain residential uses in a limited portion of the R1-5 Zoning District. The proposed Local Law will also allow legal nonconforming multi-family and two-dwellings anywhere in the R1-5 Zoning that are destroyed by more than 50% to be rebuilt in-kind subject to certain requirements. The proposed Local Law is intended to advance the City Council's housing goals without substantially modifying the City's Schedule of Dimensional Regulations. The proposed Local Law will also further the City Council's housing goals by legalizing certain nonconforming residential uses in a limited portion of the R1-5 Zoning District and help to maintain the housing stock of legal nonconforming multi-family and two-family dwellings throughout the R1-5 Zoning District.

Additional Permitted Uses in a Limited Portion of the R1-5 Zoning District.

The proposed Local Law will amend the City's Schedule of Permitted Uses, § 223-17C of the Zoning Code, to allow one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. The aforementioned residential uses will only be allowed in in a close proximity to the City's' downtown Central Main Street (CMS) Zoning District on parcels that are located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For parcels in the R1-5 Zoning District that are located on the southern side of Rombout Avenue such uses will not be permitted on a corner lot unless the driveway and the front of the house are located on Rombout Avenue.

The proposed uses in a limited portion of the R1-5 Zoning District are consistent with the City's surrounding neighborhood and character of this area of the City. The City's Transitional (T) Zoning District, which serves as a northern and southern buffer zone between the R1-5 Zoning District and the City's CMS Zoning District, allows one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces. Moreover, there are several nonconforming two-family dwellings and townhouses in this limited portion of the R1-5 Zoning that will be legalized. As such, the proposed Local Law will allow the areas of the R1-5 Zoning District nearest to the City's downtown district to maintain its residential character but increase housing opportunities on parcels which satisfy existing dimensional requirements.

The Schedule of Dimensional Regulations annexed to the proposed local law is also proposed to be amended to reduce the R1-5 Zoning District "Per Unit" minimum lot size area from 5,000 sqft to 2,500 sqft and to increase the "Maximum number of units per building" from 1 to 2. Per the City Planner's memorandum dated August 28, 2025, 86% of parcels in the entire R1-5 Zoning District are under 10,000 sqft. Accordingly, the existing "Per Unit" minimum lot

size area of 5,000 means that a parcel must be at least 10,000 sqft to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. This limitation precludes a significant number of parcels within the limited geographic area subject to the proposed Local Law from actually constructing the proposed residential uses. Therefore, amending the City's Schedule of Dimensional Regulations is necessary to allow a number of parcels within the limited geographical area subject to the proposed Local Law's additional residential uses in the R1-5 Zoning District to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. No impact to other areas of the R1-5 Zoning district are expected to stem from the changes to the Schedule of Dimensional Regulations because the aforementioned uses will only be permitted on parcels located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, and no other area of the R1-5 Zoning District or R1 Zoning District.

Reconstruction of Destroyed Multi-Family and Two-Family Dwellings.

The proposed Local Law will also add a Subsection I to Zoning Code § 223-10 thereby providing a limited exception to § 223-10D of the Zoning Code. Beacon Zoning Code § 223-10D provides a blanket prohibition on the reconstruction of nonconforming uses that are destroyed by more than 50%. However, if 50% or less of a nonconforming building is destroyed, Zoning Code § 223-10D allows nonconforming building uses to be continued if restoration commences within 6 months of destruction and is diligently pursued. Thus, the new Subsection I of Zoning Code § 223-10 will allow the in-kind reconstruction of multi-family and two-family dwellings that are destroyed by more than 50% anywhere in the R1-5 Zoning District. As such, the proposed Local Law builds upon the existing exception for the reconstruction of partially damaged nonconforming buildings by allowing the reconstruction of nonconforming multi-family and two-family dwellings that are destroyed by more than 50% in the R1-5 Zoning District (which is currently prohibited).

The proposed Local Law will only legalize some of the two-family dwellings in the R1-5 Zoning District and legalize none of the multi-family dwellings. However, there are currently thirty (30) nonconforming multifamily dwellings and a substantial number of nonconforming two-family dwellings elsewhere in the R1-5 Zoning District. Therefore, the proposed Local Law will lessen the risk of losing existing housing stock or possible permanent displacement of residents in the event their nonconforming multi-family and two-family dwellings are destroyed. As these two (2) types of nonconforming uses are currently existing, this limited exception to the reconstruction of multi-family and 2-family dwellings in the R1-5 Zoning District will not change the character of existing neighborhoods or increase demand on public and municipal resources in the event of reconstruction. This limited exception will be applicable to all areas of the R1-5 Zoning District but no other Zoning District.

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

John Gunn, Chair

October 24, 2025

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

Subject: City Council Referral of Local Law Amending the Beacon City Zoning Code Concerning Residential Uses in the R1-5 Zoning District.

On referral from the City Council, the City of Beacon Planning Board (the "Planning Board") reviewed the proposed Local Law amending the Zoning Code of the City of Beacon with respect to residential uses in the R1-5 Zoning District. The proposed Local Law was informally discussed by the Planning Board at its meeting on September 9, 2025, and formally discussed by the Planning Board at its October 15, 2025, meeting. City Planner, Natalie Quinn, and City Attorney, Christian A.L. Gates, summarized the proposed Local Law with the Planning Board at the October 15, 2025 meeting. The following comments are intended to provide the City Council with the Planning Board's review and recommendation regarding the Local Law.

After discussing the proposed Local Law, the Planning Board provides the following comments:

1. Additional Residential Uses in Limited Area of R1-5 District. The Planning Board is generally in favor of the additional low impact residential uses proposed to be permitted as of right in the limited portion of the R1-5 Zoning District located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. These additional uses are in character with the surrounding neighborhood close to Main Street. Additionally, this aspect of the proposed Local Law will legalize several non-conforming two-family homes and townhouses. The Planning Board supports the language in the proposed Local Law that these additional residential uses apply to both sides of Rombout Avenue and exclude corner lots unless the driveway and the front of the house is located on Rombout Avenue.

2. Reconstruction of Two-Family & Multifamily in R1-5 District. There is general support for the concept of preserving legal non-conforming residences and apartments. However, the Planning Board suggests that the intent of the reconstruction should be clarified further as the type of reconstruction permitted was unclear. Specifically, if the intent is to have the exact same building reconstructed, this should be expressly stated. For example, under the current proposal a non-conforming 4-unit apartment building could be rebuilt as a 3-unit apartment building. If the goal is to keep reconstructed housing stock at a 1-to-1 rebuild ratio under the proposed Local Law, there should not be an opportunity to reduce this type of nonconformity as would be permitted under the current proposal.

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

John Gunn, Chair

However, if the intent is to be flexible, then additional edits should be made to clarify that the reconstruction does not necessarily need to be "in-kind." There were also concerns raised that displaced tenants would not be entitled to rehabilitate the reconstructed building or that the reconstructed building's rent would be cost prohibitive to former or new tenants (e.g., older units will be rebuilt as luxury units). However, it is noted that the zoning code is not able to address that concern.

3. Cumulative impact of recent local laws concerning housing. Some members of the Planning Board expressed concerns that recent incremental amendments to the Zoning Code to encourage development may result in unintended consequences such as too much development. However, other members recognized that development does not happen in a vacuum and that incremental changes may encourage sustainable and less intense growth than sweeping zoning amendments. The Planning Board recommends the Building Inspector provide a report to the City Council and Planning Board in 18 months and three years advising as to the number of new housing units constructed since January 1, 2025 by unit type (single family homes, two-family homes, accessory apartments, condominiums, apartment units and number of bedrooms), and to the extent possible, and, if possible, whether such construction resulted from the Council's 2024, 2025 and subsequent zoning code housing amendment initiative.

Sincerely,

John Gunn (MP)

John Gunn
Planning Board Chair

JG/mp

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District (Revised)**

Applicant: **City of Beacon**

Address of Property:

Please Fill in this section

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☑ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **10/17/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **10/7/2025**	Notes:	☐ Major Project
Date Received: **10/7/2025**		Referral #: **ZR25-284**
Date Requested: **10/17/2025**		
Date Required: **11/6/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **10/9/2025**		

City of Beacon City Council Agenda
11/03/2025

Title:

Public Hearing for the 2026 Proposed Budget

ATTACHMENTS

Proposed 2026 Operating Budget

Proposed 2026 Operating Budget - Slide Deck

Proposed 2026 Operating Budget: Police Department Overview Slide Deck

Proposed 2026 Operating Budget: Fire Department Overview Slide Deck

Proposed 2026 Operating Budget: Recreation Department Overview Slide Deck

Proposed 2026 Operating Budget: Highway Department Overview Slide Deck

Proposed 2026 Operating Budget: Water and Sewer Department Overview Slide Deck

Proposed 2026 Operating Budget: Wastewater Treatment Plant Overview Slide Deck

CITY OF BEACON

2026

PROPOSED

BUDGET

City of Beacon
New York

Lee Kyriacou
Mayor

Office of the Mayor

October 6, 2025

Dear Members of the Beacon City Council:

As required by State law and the City Charter, I present to you at the first meeting in October the 2026 Proposed Budget, my sixth annual budget as Mayor for the City of Beacon.

Here's the bottom line: the Mayor's Proposed Budget for 2026 provides substantial increases in employee salary and benefits, continues to deliver all current services plus new capital investments, and, like every other budget I have proposed, keeps the property tax increase below the State property tax cap. Let me touch briefly on each of these, and then the City Administrator and Finance Director will provide a fuller overview of 2026 Budget.

Fairly Compensating Employees. By far the largest change in the 2026 Budget is increased compensation for our employees, along with substantial increases in health and retirement expense. All three of our union contracts were recently renegotiated, and we needed to make up for past inflation and stay competitive with other municipal employers. Our union agreements (plus a previous unilateral 5% increase in police compensation) reflect a priority on fairly compensating our dedicated and skilled employees, which also helps us to reduce overtime and fill vacancies with the best talent. The police union agreement, the last of the three to be negotiated, is the subject of an upcoming vote this evening. This commitment to our employees requires tough fiscal discipline in this and the next several budgets; accordingly, the 2026 Budget proposes no increase in the overall number of employees, no new services, and a tighter cap on non-employee discretionary spending.

Holding the Line on Property Tax Increases. The 2026 Budget proposes a 21-cent decrease in the residential (Homestead) tax rate, down to $5.49 per $1,000 of assessed value. That is down more than one dollar since I became Mayor in 2020, and the lowest level in more than 16 years. For a home assessed at $500,000, this translates to a modest tax increase of about $74 (or 2.6%). There is a slightly higher percentage increase for commercial properties. To help accomplish this, the 2026 Budget will need to use $75,000 in General Fund Balance.

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

- The 10-year sales tax sharing agreement that I negotiated with the County in 2022;
- Sustained new construction, which has added over $225 million to our tax rolls in the past six years, $47 million in this year alone; and
- The disciplined financial management of this administration.

Record Investment and Services. This financial discipline allows the City to expand services, invest in capital projects, and build the capacity of our small municipal government. Capital investments have topped $50 million in my administration – including the award-winning new central fire station, the long-awaited reconstruction of Fishkill and Teller Avenues, and generational investments in our water and wastewater systems. We continue to make historic investments in our parks, as well as major increases in our recreation programs, which have more than doubled in my tenure as Mayor. We have rebuilt the ranks of our police department, and added fire staff, training and equipment. All the while, we continue to be a leader in environmental sustainability – transitioning our vehicle fleet to hybrid and electric, investing in green energy, offering public composting and new e-waste recycling, planting trees, and reducing emissions at our closed landfill.

I want to express my appreciation to the residents for supporting our historic reinvestments in infrastructure and human capital – and especially for your patience as we have replaced streets, drainage, sidewalks, and water and sewer infrastructure throughout the City. Thank you to my City Council colleagues for their unflagging support of City initiatives that continue to improve our quality of life in the City of Beacon. And finally, thank you to the dedicated employees of the City of Beacon, whose commitment we recognize in this budget.

I look forward to our upcoming discussions regarding this Proposed 2026 Budget.

Respectfully,

Lee Kyriacou
Mayor, City of Beacon

CITY OF BEACON

2026 PROPOSED BUDGET

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CITY OF BEACON
2026
PROPOSED BUDGET SUMMARY

ARTICLE NO. 362 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEACON THAT THE FOLLOWING SUM COMPRISING THE ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR 2026 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2026.

DATE: October 6, 2025

		GENERAL	6% INCREASE WATER	6% INCREASE SEWER
APPROPRIATIONS		**27,834,362**	**4,346,544**	**5,380,212**
TOTAL REVENUE		**13,879,124**	**4,346,544**	**5,380,212**
BALANCE OF APPROPRIATIONS		**13,955,238**	**-**	**-**
FUND BALANCE APPROPRIATIONS				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(75,000)**		
Tax Levy:		**13,880,238**		
Allowable levy at tax cap	13,980,954			
Amount below cap	100,716			

		HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution		**9,997,888**	**3,882,350**	**13,880,238**
Base Proportion:		***72.029660***	***27.970340***	***100.00***
Rates:	***2026 Tax Rates***	**5.490217**	**8.710794**	
	2025 Tax Rates	**5.699394**	**8.478958**	
	Percentage Increase/Decrease	***-3.6702%***	***2.7343%***	
Assessed Values:				
09/26/25 - TENTATIVE ROLL		***1,821,036,869***	***445,694,113***	***2,266,730,982***
11/26/24 - FINAL ROLL		***1,705,642,304***	***415,844,001***	***2,121,486,305***
	Percentage Increase	***6.77%***	***7.18%***	***6.85%***
	Dollar change	115,394,565	29,850,112	145,244,677

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,001	54,000	54,000	53,828	54,000	54,000	41,366	66,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	10,000	10,000	10,000	10,000	10,000	10,000	2,500	10,000	
A1010	416000	MATERIALS & SUPPLIES	645	500	500	512	500	500	116	500	
A1010	443200	TRAINING	-	500	500	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	10,045	10,637	10,749	10,749	11,383	11,501	11,501	12,468	
A1010	452000	CONSULTANT	11,220	11,904	11,792	17,270	13,680	13,680	8,144	14,088	
A1010	452010	GRANT WRITING CONSULTANT	1,489	8,000	6,700	-	8,000	7,882	-	4,000	
A1010	452020	PLANNING STUDIES	-	30,000	15,000	-	75,000	75,000	-	75,000	
A1010	455000	VIDEOGRAPHER	22,450	20,400	21,700	20,600	22,600	22,600	14,008	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	-	10,000	10,000	2,618	10,000	
A1010	820000	SOCIAL SECURITY	4,511	4,896	4,896	4,251	4,896	4,896	2,632	5,814	
TOTAL CITY COUNCIL			**114,361**	**160,837**	**145,837**	**117,210**	**210,559**	**210,559**	**82,885**	**220,970**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,000	25,000	25,000	25,000	25,000	25,000	19,231	30,000	
A1210	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	-	-	-	-	-	
A1210	220000	OFFICE EQUIPMENT	-	150	150	-	150	150	137	-	
A1210	416000	MATERIALS & SUPPLIES	759	100	150	279	1,000	1,000	449	600	
A1210	443200	TRAINING	-	300	250	-	835	835	-	835	
A1210	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1210	820000	SOCIAL SECURITY	7,241	2,104	2,104	7,134	1,913	7,767	5,335	2,295	
TOTAL MAYOR			**35,500**	**30,154**	**30,154**	**32,413**	**28,898**	**34,752**	**25,152**	**33,730**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	211,532	223,268	223,268	223,046	223,268	233,315	179,280	260,685	
A1230	105200	SICK LEAVE BONUS	1,200	1,200	1,200	1,200	1,200	2,000	2,000	2,000	
A1230	250000	PURCHASE EQUIPMENT	-	500	500	-	500	500	-	500	
A1230	416000	MATERIALS & SUPPLIES	200	300	270	217	300	300	29	300	
A1230	447200	REPAIR OF EQUIPMENT	-	-	-	-	-	-	600	750	
A1230	462000	TRAVEL	-	-	30	30	-	-	-	-	
A1230	820000	SOCIAL SECURITY	10,735	17,172	17,172	11,416	17,172	12,147	9,218	20,095	
TOTAL ADMINISTRATOR			**223,667**	**242,440**	**242,440**	**235,909**	**242,440**	**248,262**	**191,127**	**284,330**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	101000	REGULAR SALARIES	339,916	374,100	374,100	372,062	393,911	415,036	316,572	441,391	
A1325	105000	OVERTIME	14,784	10,000	10,000	9,775	10,000	10,000	17,532	16,000	
A1325	105200	SICK LEAVE BONUS	1,200	2,361	1,159	1,159	600	1,000	1,000	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	5,417	7,500	5,000	5,000	5,000	5,000		2,500	
A1325	416000	MATERIALS & SUPPLIES	4,731	4,000	5,000	5,264	4,000	4,000	3,297	4,000	
A1325	440700	ANNUAL AUDIT	55,000	38,000	38,000	48,250	40,000	40,000	-	40,000	
A1325	440702	GASB 75 VALUATION	4,000	20,000	20,000	19,500	5,000	9,750	9,750	20,000	
A1325	441500	SOFTWARE & SUPPORT	108,974	60,000	60,000	58,561	62,000	62,000	8,443	65,000	
A1325	443200	TRAINING	-	6,000	3,432	-	6,000	1,250	-	6,000	
A1325	452000	CONSULTANT	21,656		9,068	9,068	-	-	-	-	
A1325	462000	TRAVEL	53	300	300	-	1,000	1,000	-	1,000	
A1325	467000	ASSOCIATION DUES	-	650	650	-	650	650	-	650	
A1325	820000	SOCIAL SECURITY	26,625	30,138	27,638	28,464	31,328	32,978	24,207	35,411	
TOTAL FINANCE			**582,356**	**553,049**	**554,347**	**557,103**	**559,489**	**582,664**	**380,801**	**634,952**	
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	300	300	-	120	120		500	
A1355	109100	PART TIME CLERICAL	21,296	24,366	24,366	17,346	21,900	22,886	17,010	24,147	
A1355	416000	MATERIALS & SUPPLIES	104	750	750	-	750	750	305	500	
A1355	443200	TRAINING		500	500	-	500	500	37	500	
A1355	450200	APPRAISERS	5,950	8,000	4,882	-	8,000	8,000	2,500	6,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	55,216	56,596	58,416	58,416	61,000	61,000	60,990	62,820	
A1355	820000	SOCIAL SECURITY	1,629	1,887	1,887	1,327	1,685	1,685	1,301	1,885	
TOTAL ASSESSMENT			**84,195**	**92,399**	**91,101**	**77,089**	**93,955**	**94,941**	**82,143**	**96,352**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,353	13,000	13,000	12,619	13,000	13,000	-	14,000	
TOTAL TAX ADVERTISING & EXPENSE			**12,353**	**13,000**	**13,000**	**12,619**	**13,000**	**13,000**	**-**	**14,000**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIR	-	1,000	1,000	-	1,000	1,000	-	1,000	
TOTAL PROPERTY ACQUIRED			**-**	**1,000**	**1,000**	**-**	**1,000**	**1,000**	**-**	**1,000**	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	25,000	-	25,000	25,000		25,000	
A1380	461202	ANNUAL FILING STATEMENT	2,861	2,600	2,600	1,861	2,600	2,600	3,591	2,900	
TOTAL FISCAL AGENT FEES			**2,861**	**27,600**	**27,600**	**1,861**	**27,600**	**27,600**	**3,591**	**27,900**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	71,638	117,058	117,058	118,393	122,416	127,925	98,593	137,745	
A1410	105000	OVERTIME	1,336	750	750	-	500	500	322	750	
A1410	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-	-	
A1410	120000	HEALTH INSURANCE BUY-OUT	-	2,500	2,500	1,250	-	-	-	-	
A1410	416000	MATERIALS & SUPPLIES	1,835	2,000	2,000	1,847	2,000	2,018	2,017	2,500	
A1410	440801	FILING FEE COUNTY CLERK	-			-	100	100	-	100	
A1410	441000	BOOK BINDING	-	3,500	3,500	2,986	3,500	3,482	-	3,500	
A1410	441400	CODIFICATION	3,656	13,500	13,500	6,966	13,500	13,500	6,055	10,000	
A1410	441500	SOFTWARE & SUPPORT	17,800	18,371	18,371	17,815	17,815	17,815	18,220	18,340	
A1410	443200	TRAINING	-	2,500	2,454	1,999	2,600	2,600	2,490	2,600	
A1410	447000	RENTAL OF EQUIPMENT	1,965	2,000	2,000	2,017	2,100	2,100	1,553	2,100	
A1410	465000	POSTAGE	1,900	11,500	11,546	11,802	13,500	13,500	10,774	15,000	
A1410	467000	ASSOCIATION DUES	100	410	410	100	410	410	330	410	
A1410	470100	ADVERTISING	923	2,000	2,000	1,637	2,000	2,000	760	1,800	
A1410	820000	SOCIAL SECURITY	5,422	9,204	9,204	8,800	9,403	9,823	7,177	10,595	
TOTAL CITY CLERK			**106,575**	**185,293**	**185,293**	**175,612**	**189,844**	**195,773**	**148,291**	**205,440**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1420 LAW											
A1420	450400	ATTORNEYS	109,801	111,100	111,100	115,090	115,000	115,000	64,222	115,000	
A1420	450433	TAX CERTIORARI MATTERS	5,950	11,000	11,000	5,382	11,000	11,000	6,228	11,000	
A1420	450436	IN REM	3,728	10,000	10,000	8,013	10,000	10,000	11,592	10,000	
A1420	450437	PROPERTY ASSESSMENT SETTL	15,069	95,000	88,428	7,449	15,000	10,900	-	15,000	
A1420	450439	CSEA MATTERS	-	5,000	5,000	-	2,500	2,500	-	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	2,500	2,500	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	-	7,500	7,500	329	5,000	5,000	3,807	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	-	15,000	15,000	5,138	15,000	7,500	541	10,000	
A1420	450461	TRAFFIC COURT	24,178	24,000	24,000	24,000	31,200	31,200	18,337	33,000	
A1420	450464	FIREHOUSES						41,089	33,589	-	
A1420	450600	ARBITRATORS	-	3,000	3,000	-	3,000	3,000	1,500	3,000	
A1420	456500	CIVIL ACTION EXPENSE	-	10,000	10,000	211	10,000	-	-	10,000	
TOTAL LAW			**158,726**	**294,100**	**287,528**	**165,612**	**220,200**	**239,689**	**139,816**	**217,000**	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	135,824	127,250	127,250	136,873	149,010	153,656	113,661	167,836	
A1430	105200	SICK LEAVE BONUS	458	-	-	-	-	1,000	1,000	1,000	
A1430	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	2,500	
A1430	416000	MATERIALS & SUPPLIES	316	1,200	1,200	23	1,200	1,200	-	1,000	
A1430	443200	TRAINING	2,011	9,200	9,200	1,321	9,200	8,119	1,226	5,700	
A1430	453800	WORKPLACE SERVICES	4,747	7,570	7,570	5,758	7,200	8,281	10,837	7,800	
A1430	467000	ASSOCIATION DUES	244	500	500	519	600	600	-	650	
A1430	470100	ADVERTISING	-	500	500	-	500	500	-	1,000	
A1430	820000	SOCIAL SECURITY	10,010	9,735	9,735	10,045	11,399	11,399	8,433	12,839	
TOTAL HUMAN RESOURCES			**153,610**	**155,955**	**155,955**	**154,539**	**179,109**	**184,755**	**135,157**	**200,325**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	43,460	38,000	42,847	38,737	38,000	38,403	32,438	46,000	
TOTAL ENGINEERING			**43,460**	**38,000**	**42,847**	**38,737**	**38,000**	**38,403**	**32,438**	**46,000**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	64,436	67,787	67,787	67,740	68,425	71,475	54,879	74,877	
A1620	105000	OVERTIME	2,320	2,400	2,400	2,704	2,400	2,400	2,563	3,000	
A1620	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-	-	
A1620	119000	CLOTHING ALLOWANCE	650	650	650	650	650	650	-	650	
A1620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	
A1620	411000	CLEANING SUPPLIES	7,381	9,500	11,238	7,872	9,500	9,500	3,649	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	13,448	15,700	15,700	12,979	15,700	14,700	9,641	15,140	
A1620	412620	TOMPKINS HOSE GAS HEAT	2,275	-	-	-	-	-	-	-	
A1620	412630	MASE HOOK & LADDER GAS HEA	3,553	4,400	4,400	4,301	1,100	4,600	4,791	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	6,761	12,000	12,000	5,755	10,000	9,490	4,964	9,770	
A1620	413100	EV CHARGING STATIONS	-	-	-	3,780	-	-	1,970	5,500	
A1620	416000	MATERIALS & SUPPLIES	7,578	8,500	8,500	7,620	9,500	12,087	7,294	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	-	-	-	-	-	
A1620	422005	WELCOME CENTER ELECTRIC	127	600	600	2,909	3,000	2,000	760	2,100	
A1620	422010	BEACON ENGINE ELECTRIC	-	-	-			2,378	2,567	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	-	-	-	11,608	15,600	20,600	22,269	30,900	
A1620	422030	MASE HOOK & LADDER ELECTRI	-	5,000	5,000	2,725	-	1,008	1,235	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	-	-	-	-	-	
A1620	422062	AREA LIGHTS ELECTRIC	426	350	489	535	500	500	396	525	
A1620	422098	CHARGING STATION ELECTRIC				2,053			15,700	23,900	
A1620	442000	EXTERMINATOR	1,348	1,500	1,361	370	3,000	3,000	1,474	3,000	
A1620	444000	JANITORIAL SERVICE	-	1,000	1,850	1,350	3,000	3,000	931	3,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	41,688	70,000	70,000	49,397	65,000	65,000	30,068	60,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	24,000	-	24,000	21,000	-	24,000	
A1620	447300	REPAIR OF REAL PROPERTY	666	7,000	6,000	1,675	7,000	5,000	329	7,000	
A1620	447301	REPAIR OF MUNICIPAL CENTER	7,168	15,000	16,000	11,666	15,000	9,537	4,424	15,000	
A1620	447302	REPAIR OF MEMORIAL BLDG	5,042	5,000	5,000	184	5,000	3,597	265	5,000	
A1620	447307	REPAIR OF FIREHOUSE	1,054	3,000	3,000	2,833	3,000	-	-	3,000	
A1620	820000	SOCIAL SECURITY	5,348	5,610	5,610	5,628	5,659	5,892	4,393	6,199	
TOTAL PUBLIC BUILDINGS			**173,769**	**261,497**	**264,085**	**208,834**	**269,534**	**269,914**	**174,562**	**315,561**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT	-	-	9,022	9,022	-	-	-	-	
A1650	423000	TELEPHONES	34,286	35,500	35,500	39,364	35,500	35,500	34,438	46,500	
A1650	423001	CELL PHONES	12,615	11,766	11,766	11,451	12,510	12,510	7,768	12,558	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**46,901**	**47,266**	**56,288**	**59,837**	**48,010**	**48,010**	**42,206**	**59,058**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,211	2,500	2,500	2,460	2,520	2,520	1,626	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,651	2,800	2,800	2,627	2,640	2,640	1,756	2,800	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,420	7,500	7,500	7,613	7,740	7,740	5,449	7,800	
TOTAL CENTRAL PRINTING			**12,282**	**12,800**	**12,800**	**12,700**	**12,900**	**12,900**	**8,831**	**13,100**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	53,018	68,585	69,293	68,226	58,716	58,336	13,520	42,266	
A1680	410400	WEB SITE FEES	3,200	8,700	9,085	9,085	8,785	9,165	9,165	8,863	
A1680	444100	LICENSE/PERMITS	28,551	36,798	36,798	30,692	47,591	47,591	28,914	58,935	
A1680	452003	IT CONSULTANT	45,973	65,100	65,100	66,781	65,100	65,100	42,095	65,100	
TOTAL TECHNOLOGY			**130,742**	**179,183**	**180,276**	**174,784**	**180,192**	**180,192**	**93,694**	**175,164**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	542,969	550,800	550,800	553,767	605,880	605,880	609,217	653,229	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	2,662	2,800	2,800	3,844	2,800	2,800	2,654	3,200	
A1910	434000	INSURANCE DEDUCTIBLES	-	8,000	8,000	-	8,000	8,000	-	8,000	
TOTAL INSURANCE			**545,631**	**561,600**	**561,600**	**557,611**	**616,680**	**616,680**	**611,871**	**664,429**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	535	425	550	550	450	575	575	575	
A1920	467100	ASSOCIATION DUES-NYCOM	5,326	5,491	5,366	5,326	5,491	5,366	5,326	5,326	
TOTAL MUNICIPAL DUES			**5,861**	**5,916**	**5,916**	**5,876**	**5,941**	**5,941**	**5,901**	**5,901**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	30,274	34,620	34,620	32,928	36,351	16,862	16,861	-	
TOTAL GENERAL ADMINISTRATION			**30,274**	**34,620**	**34,620**	**32,928**	**36,351**	**16,862**	**16,861**	**-**	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	100,000	31,978	-	250,000	16,760	-	50,000	
A1990	400004	CONTINGENCY RETIREMENT	-	117,000	36,100	-	124,000	48,591	-	50,000	
TOTAL CONTINGENCY			**-**	**217,000**	**68,078**	**-**	**374,000**	**65,351**	**-**	**100,000**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	155,446	160,110	160,110	162,713	160,155	164,276	129,088	175,581	
A3120	101000	REGULAR SALARIES	2,360,579	2,610,367	2,417,267	2,369,478	2,776,046	2,776,046	1,838,428	2,952,322	
A3120	102000	CROSSING GUARD SALARIES	59,172	61,900	61,900	58,985	64,000	64,000	41,054	68,000	
A3120	105000	OVERTIME	686,072	842,233	1,032,233	1,016,799	1,045,390	1,045,390	941,477	1,093,576	
A3120	105001	OVERTIME-BUCKLE UP NY	1,494	2,000	2,000	1,028	2,000	2,000	-	2,000	
A3120	105004	OVERTIME-STOP DWI	2,634	5,500	5,500	2,861	5,500	5,500	1,020	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	11,430	8,000	8,000	12,791	13,000	13,000	1,660	8,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	2,599	4,000	4,000	3,413	4,000	4,000	-	4,000	
A3120	105018	OT - EVENTS	8,183	11,695	11,695	11,281	12,500	12,500	5,890	12,500	
A3120	105021	OT - FILMS	8,814	10,000	10,000	5,037	10,000	10,000	282	10,000	
A3120	105200	SICK LEAVE BONUS	10,152	14,092	13,592	9,751	12,540	12,540	7,250	8,886	
A3120	105201	OUT OF TITLE	-	2,000	2,000	-	-	-	-	-	
A3120	105204	SECONDARY LANGUAGE	3,000	3,000	3,000	2,495	3,000	3,000	-	4,000	
A3120	105400	K-9 CARE	11,118	-	-	-	-	-	-	-	
A3120	106000	CLERICAL SALARIES	63,743	66,164	66,164	66,118	66,247	71,726	55,663	72,321	
A3120	106001	POLICE ASSISTANT	110,755	144,791	144,791	122,294	142,498	148,872	115,685	162,862	
A3120	108001	HOLIDAY PAY	107,584	129,944	129,944	105,160	123,056	123,056	-	122,001	
A3120	119000	CLOTHING ALLOWANCE	20,003	20,300	21,250	21,250	20,900	20,900	17,377	20,900	
A3120	120000	HEALTH INSURANCE BUYOUT	16,667	15,000	14,050	15,000	17,500	17,500	-	15,000	
A3120	190000	SEVERANCE/RETIREMENT PAY	87,292		148,426	148,426	-	-	-	-	
A3120	220001	COMPUTER EQUIPMENT	9,575	16,643	24,417	23,871	16,943	16,943	11,928	18,153	
A3120	250000	EQUIPMENT	64,709	25,069	25,069	23,706	11,547	11,547	2,478	4,409	
A3120	251200	BODY ARMOR	8,148	9,089	9,339	9,337	13,072	15,000	8,660	12,290	
A3120	412400	FIREARMS	51,984	34,179	41,532	38,734	38,791	38,791	6,971	40,211	
A3120	412401	LESS LETHAL	9,791	18,505	18,505	8,078	21,838	21,838	20,581	11,678	
A3120	413000	GAS & DIESEL	37,000	46,535	46,535	30,275	35,820	30,287	21,350	30,421	
A3120	416000	MATERIALS & SUPPLIES	10,823	17,000	15,878	12,162	17,510	17,510	9,938	18,000	
A3120	416700	DOG FOOD & SUPPLIES	3,000	-	-	-	-	-	-	-	
A3120	416800	TICKETS	-	11,000	11,000	16,916	20,000	17,765	855	20,000	
A3120	418900	TRAFFIC LIGHTS	3,284	11,000	11,000	12,640	11,000	16,840	17,533	22,000	
A3120	419000	CLOTHING REPAIRS	174	500	500	235	700	700	-	700	
A3120	422015	CAMERA ELECTRIC	398	500	500	395	500	500	297	525	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
A3120	440200	AUTO BODY REPAIRS	4,544	6,000	6,000	-	6,000	6,000	3,030	5,000	
A3120	443200	TRAINING	5,244	13,000	14,329	13,906	26,000	26,000	3,789	24,000	
A3120	443203	CANDIDATE EVALUATION	2,858	8,000	8,000	3,859	9,750	9,750	2,397	8,000	
A3120	445100	MAINTENANCE OF EQUIPMENT	43,500	60,887	60,887	41,943	51,004	51,004	17,293	50,692	
A3120	447000	RENTAL OF EQUIPMENT	31,894	47,628	47,628	34,297	47,916	47,916	25,240	49,169	
A3120	447200	REPAIR OF EQUIPMENT	15,170	30,000	33,018	20,103	32,000	32,000	17,919	32,000	
A3120	452021	CASE MANANGEMENT	79,761	83,000	83,000	81,233	90,000	90,000	66,000	95,000	
A3120	453000	MEDICAL EMERGENCY SERVICES	623	800	800	651	1,000	1,000	644	1,000	
A3120	459300	VETERINARY SERVICES	28	-	-	-	-	-	-	-	
A3120	462000	TRAVEL	1,075	1,000	1,000	716	1,000	918	660	1,000	
A3120	464000	MEALS, LAUNDRY	59	500	700	214	500	582	213	500	
A3120	467000	ASSOCIATION DUES	1,700	3,000	2,800	1,300	3,000	3,000	1,300	2,000	
A3120	479800	YOUTH PROGRAM	2,719	5,000	5,000	896	7,000	7,000	2,188	11,000	
A3120	810000	RETIREMENT	1,014,402	1,275,229	1,275,229	1,139,848	1,414,142	1,414,142	-	1,535,183	
A3120	820000	SOCIAL SECURITY	262,434	314,499	314,499	282,993	342,592	343,814	224,297	362,415	
TOTAL POLICE			**5,391,634**	**6,149,659**	**6,313,087**	**5,933,188**	**6,697,957**	**6,715,153**	**3,620,435**	**7,092,795**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	629,154	639,877	639,877	533,440	669,638	669,638	523,103	714,237	
A3130	105000	OVERTIME	82,628	105,536	108,636	123,739	117,104	117,104	107,344	147,394	
A3130	105200	SICK LEAVE BONUS	3,500	2,000	2,500	2,500	3,500	3,500	2,500	1,000	
A3130	105202	ON-CALL STIPEND	15,600	15,600	15,600	15,606	15,600	15,600	12,000	15,600	
A3130	106000	CLERICAL SALARIES	63,492	65,914	65,914	65,868	65,914	68,808	52,871	72,029	
A3130	108001	HOLIDAY PAY	30,797	31,994	31,844	36,023	29,044	29,044		29,085	
A3130	119000	CLOTHING ALLOWANCE	4,450	4,200	4,350	4,350	4,200	4,200	4,200	4,200	
A3130	120000	HEALTH INSURANCE BUY	5,000	5,000	5,000	1,250	2,500	2,500	-	-	
A3130	190000	SEVERANCE/RETIREMENT PAY		-	98,729	98,729	-	-	-	-	
A3130	250000	EQUIPMENT	11,400	15,800	15,800	14,211	-	-	-	-	
A3130	416000	MATERIALS & SUPPLIES	4,440	7,000	9,840	7,125	7,000	7,000	3,120	7,000	
A3130	445100	MAINTENANCE OF EQUIPMENT		10,000	10,000	9,052	10,000	15,000	15,000	18,000	
A3130	462002	PRISONER TRANSPORT	782	1,500	1,500	862	2,000	2,000	440	2,000	
A3130	468200	TOWING/IMPOUNDS	150	2,000	2,000	1,015	2,000	2,000	180	1,500	
A3130	820000	SOCIAL SECURITY	60,539	66,182	66,182	63,427	69,233	69,454	52,594	75,241	
TOTAL DETECTIVES			**911,932**	**972,603**	**1,077,772**	**977,197**	**997,733**	**1,005,848**	**773,352**	**1,087,286**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	92,860	121,571	121,571	120,000	122,700	128,221	92,308	120,000	
A3410	101000	REGULAR SALARIES	1,156,128	1,212,944	1,212,944	1,244,815	1,222,122	1,222,122	941,538	1,377,834	
A3410	103701	HEALTH CARE WORKER BONUS	46,500	-	-	4,500	-	-	-	-	
A3410	105101	OVERTIME	324,720	355,063	355,063	281,348	391,769	391,769	255,591	436,032	
A3410	105200	SICK LEAVE BONUS	12,982	12,194	12,194	11,073	13,100	13,500	13,500	15,829	
A3410	108002	KELLY DAYS	28,409	44,912	44,912	45,649	60,634	60,634	-	68,458	
A3410	119000	CLOTHING ALLOWANCE	600	600	600	600	11,200	11,200	11,041	11,450	
A3410	120000	HEALTH INSURANCE BUY-OUT	3,841	7,500	7,500	5,000	5,000	5,000	5,000	15,000	
A3410	190000	SEVERANCE/RETIREMENT	5,977	-	-	-	-	-	-	-	
A3410	250000	EQUIPMENT	13,739	63,981	106,365	99,149	53,614	61,980	35,011	53,321	
A3410	413000	GAS & DIESEL	25,117	29,937	29,937	26,229	25,238	25,238	14,000	21,360	
A3410	416000	MATERIALS & SUPPLIES	7,244	9,000	9,000	8,066	9,000	12,024	5,474	11,000	
A3410	432201	VOLUNTEER SERVICE AWARD PR	53,972	51,071	53,242	53,242	57,000	57,000	56,996	55,000	
A3410	441500	COMPUTER SUPPORT/DATA	5,400	6,690	6,690	6,196	12,238	9,872	7,415	12,834	
A3410	443200	RECRUIT & OFFICER TRAINING	12,930	21,000	10,500	10,483	21,000	15,000	2,171	23,620	
A3410	445100	MAINTENANCE OF EQUIPMENT	17,205	28,633	28,633	24,554	36,547	36,547	11,564	43,058	
A3410	447200	REPAIR OF EQUIPMENT	50,442	27,000	54,529	74,479	28,000	63,000	43,568	50,000	
A3410	453700	EMPLOYEE PHYSICALS	4,175	6,800	6,800	4,150	10,850	10,850	8,537	11,643	
A3410	454010	AMBULANCE SERVICES	198,500	225,000	225,000	218,000	226,400	223,376	134,469	232,045	
A3410	454400	ASSISTANT CHIEF STIPEND	4,000	10,000	10,000	10,000	10,000	10,000	7,500	12,000	
A3410	461900	FIRE PREVENTION	868	900	900	863	900	900	897	900	
A3410	462000	TRAVEL	713	1,200	1,000	66	1,200	1,200	77	1,200	
A3410	467000	ASSOCIATION DUES	800	1,040	1,040	700	1,040	1,040	740	1,040	
A3410	810000	RETIREMENT	316,167	419,043	419,043	381,045	525,826	525,826	-	585,252	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	69,074	
A3410	820000	SOCIAL SECURITY	121,289	134,241	134,241	120,667	139,729	140,182	95,458	156,412	
TOTAL FIRE			**2,573,082**	**2,859,394**	**2,920,778**	**2,819,378**	**3,054,181**	**3,095,555**	**1,742,855**	**3,384,362**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	180	400	400	100	400	400	410	500	
A3510	416000	MATERIALS & SUPPLIES	17	350	350	225	250	250	-	250	
A3510	443200	TRAINING	333	300	300	-	-	-	-	-	
A3510	445100	MAINTENANCE OF EQUIPMENT	-	350	350	-	-	-	-	-	
A3510	447200	REPAIR OF EQUIPMENT	-	100	100	-	-	-	-	-	
A3510	459300	VETERINARY SERVICES	-	300	6,872	6,872	600	600	-	600	
A3510	459301	DOG HOUSING	525	750	750	750	1,500	1,500	1,550	2,500	
A3510	462000	TRAVEL	-	125	125	-	-	-	-	-	
A3510	820000	SOCIAL SECURITY	14	31	31	8	31	31	31	38	
TOTAL ANIMAL CONTROL			**1,069**	**2,706**	**9,278**	**7,955**	**2,781**	**2,781**	**1,991**	**3,888**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	308,699	363,820	363,820	347,956	362,666	382,462	277,837	398,778	
A3620	103100	TEMPORARY POSITION	16,055	-	2,100	2,100	-	-	-	-	
A3620	105000	OVERTIME	1,008	1,000	1,000	301	500	1,035	705	1,000	
A3620	105200	SICK LEAVE BONUS	1,200	2,329	1,729	1,728	2,015	2,400	2,400	3,400	
A3620	120000	HEALTH INSURANCE BUY-OUT	3,542	5,000	3,500	5,000	5,000	4,500	-	5,000	
A3620	250000	EQUIPMENT					8,820	8,968	2,144	2,750	
A3620	411900	EDUCATIONAL SUPPLIES	-	1,000	1,000	-	3,410	3,262	-	3,400	
A3620	413000	GAS & DIESEL	1,800	2,188	2,188	2,285	2,027	2,027	1,070	1,616	
A3620	416000	MATERIALS & SUPPLIES	375	1,000	1,000	893	1,000	1,000	955	1,000	
A3620	441500	SOFTWARE & SUPPORT	9,770	15,000	55,000	53,601	16,700	16,700	9,085	17,936	
A3620	443200	TRAINING	710	2,100	2,100	1,855	2,100	2,100	1,450	2,310	
A3620	447200	REPAIR OF EQUIPMENT	251	2,500	2,500	-	2,000	2,129	541	2,200	
A3620	820000	SOCIAL SECURITY	24,993	28,469	28,469	27,705	28,319	29,737	21,056	31,226	
TOTAL BUILDING DEPT			**368,403**	**424,406**	**464,406**	**443,424**	**434,557**	**456,320**	**317,243**	**470,616**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	104,501	112,000	112,000	111,857	112,000	121,542	94,435	122,892	
A5110	101000	REGULAR SALARIES	922,606	1,140,325	1,140,325	1,069,287	1,154,015	1,205,458	835,929	1,277,899	
A5110	103100	TEMPORARY POSITION	15,359	17,280	17,280	12,245	18,240	18,240	14,397	19,200	
A5110	105000	OVERTIME	38,564	32,000	82,000	68,943	36,000	36,000	33,862	45,000	
A5110	105200	SICK LEAVE BONUS	2,234	3,905	3,905	2,415	3,500	5,581	5,581	5,000	
A5110	112500	MEALS	595	750	750	1,176	750	750	231	1,000	
A5110	119000	CLOTHING ALLOWANCE	7,738	9,125	9,125	8,429	9,425	9,425	-	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	7,500	7,500	5,000	5,000	5,000	-	5,000	
A5110	190000	SEVERANCE/RETIREMENT PAY	5,492					75,409	75,409	-	
A5110	250000	EQUIPMENT	15,258	3,000	3,000	-	17,500	17,500	11,982	16,500	
A5110	410100	ANTI-FREEZE	-	500	500	-	500	510	510	1,000	
A5110	411200	CONCRETE/CEMENT	2,214	5,000	4,000	813	5,000	3,765	3,736	4,500	
A5110	411300	BLACKTOP	6,665	4,500	4,500	2,167	4,500	4,500	3,440	4,500	
A5110	412300	FENCE	500	600	600	-	600	600	-	600	
A5110	412801	FLAGS	2,299	2,500	2,500	2,200	2,500	2,500	2,200	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,595	7,000	7,000	3,000	6,000	6,000	4,487	6,000	
A5110	413000	GAS & DIESEL	58,534	71,657	71,657	50,610	61,011	59,736	37,533	55,170	
A5110	413001	BVAC GAS	9,950	17,281	17,281	11,380	17,138	17,138	8,600	16,182	
A5110	413002	VEHICLE OIL	7,844	6,000	5,665	2,152	6,000	4,800	-	6,000	
A5110	413200	GRATES	2,003	2,000	6,007	6,007	6,000	5,500	425	5,000	
A5110	413500	GREASE & LUBES	-	750	750	487	750	750	-	750	
A5110	415400	TOOLS	2,144	3,000	3,000	2,085	3,000	2,900	1,416	3,000	
A5110	416000	MATERIALS & SUPPLIES	28,394	20,000	24,340	22,283	20,000	25,400	16,274	26,000	
A5110	416300	PAINTS	703	1,000	1,000	-	1,000	400	-	1,000	
A5110	416400	PIPE	330	1,000	500	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	856	2,000	2,000	2,517	2,000	2,000	-	1,500	
A5110	417100	ROAD MARKINGS	64,074	60,000	54,158	33,258	60,000	60,000	2,000	45,000	
A5110	417200	GUARD RAILS	5,555	3,000	-	-	3,000	3,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	-	2,500	2,500	1,422	2,500	2,500	-	2,500	
A5110	417900	SIGNS & POSTS	11,564	10,000	10,000	5,833	10,000	10,000	4,557	9,000	
A5110	418200	STONE	1,485	3,000	2,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	5,706	12,000	14,560	6,467	11,000	11,000	3,404	11,000	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
A5110	418800	TAR	21,913	30,000	23,200	-	30,000	30,000	-	30,000	
A5110	419000	UNIFORM CLEANING	1,454	1,600	1,600	1,523	1,600	1,600	952	2,000	
A5110	419600	WEED CONTROL	760	4,500	5,208	2,559	4,500	4,500	1,101	4,500	
A5110	419700	WELDING SUPPLIES	-	1,000	-	-	500	500	-	1,000	
A5110	422081	DPW ELECTRIC	763	2,200	3,700	3,889	3,700	3,700	1,226	3,885	
A5110	424001	DPW WATER & SEWER	954	1,600	1,600	1,000	1,600	1,600	626	1,600	
A5110	443200	TRAINING	500	3,000	1,094	500	2,500	2,500	500	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	1,248	750	750	200	1,000	1,000	150	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	38,537	30,000	43,641	44,419	45,000	45,000	28,669	45,000	
A5110	447000	RENTAL OF EQUIPMENT	283	3,000	715	261	3,000	3,000	-	2,000	
A5110	447200	REPAIR OF EQUIPMENT	94,110	83,000	73,830	69,165	85,000	71,148	54,301	85,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	1,265	1,265	1,265	-	1,265	
A5110	447214	REPAIR OF BUS SHELTERS	-	1,500	1,550	1,549	1,500	1,500	-	1,500	
A5110	447300	REPAIR OF REAL PROPERTY	9,295	5,000	5,000	1,517	5,000	5,000	3,885	5,000	
A5110	448000	TREE MAINTENANCE	18,933	30,000	30,000	13,831	30,000	30,000	12,741	26,000	
A5110	462000	TRAVEL	70	150	150	68	150	150	35	150	
A5110	820000	SOCIAL SECURITY	79,186	101,201	101,201	90,599	102,428	107,253	75,661	113,634	
TOTAL HIGHWAY			**1,601,033**	**1,860,939**	**1,904,907**	**1,664,378**	**1,901,672**	**2,031,620**	**1,340,255**	**2,035,152**	
5142 SNOW											
A5142	105000	OVERTIME	18,919	90,000	90,000	46,902	90,000	90,000	57,869	90,000	
A5142	112500	MEALS	546	2,000	2,000	1,043	2,000	2,000	1,351	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	1,500	
A5142	416000	MATERIALS & SUPPLIES	8,475	4,000	4,000	2,397	4,000	4,000	1,440	4,000	
A5142	417600	SAND & SALT	47,923	130,000	130,000	59,444	120,000	120,000	84,110	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	7,673	32,000	32,000	32,579	35,000	35,000	12,429	34,000	
A5142	820000	SOCIAL SECURITY	1,406	7,038	7,038	3,480	7,038	7,038	4,277	7,038	
TOTAL SNOW			**84,942**	**269,538**	**269,538**	**145,845**	**262,538**	**262,538**	**161,476**	**260,538**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	5,905	12,000	14,000	13,033	12,000	12,000	6,050	10,000	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	1,500	-	1,500	1,500	-	3,000	
TOTAL STREET LIGHTS			**5,905**	**13,500**	**15,500**	**13,033**	**13,500**	**13,500**	**6,050**	**13,000**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	14,641	16,105	16,105	20,000	17,716	17,716		20,000	
TOTAL BUS OPERATIONS			**14,641**	**16,105**	**16,105**	**20,000**	**17,716**	**17,716**	**-**	**20,000**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
7110 PARK											
A7110	101000	REGULAR SALARIES	145,232	150,442	150,442	150,342	150,442	157,113	120,749	167,465	
A7110	103100	TEMPORARY POSITION	20,097	34,560	34,560	39,821	36,480	36,480	44,284	38,400	
A7110	105000	OVERTIME	4,257	4,000	4,000	4,034	4,500	4,500	1,680	4,500	
A7110	105020	OT BATHROOMS	13	600	550	155	600	600	243	500	
A7110	105200	SICK LEAVE BONUS	-	600	600	-	-	-	-	-	
A7110	112500	MEALS	21	50	100	119	100	100	49	100	
A7110	119000	CLOTHING ALLOWANCE	1,300	1,300	1,300	1,300	1,300	1,300	-	1,300	
A7110	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A7110	250000	EQUIPMENT	1,010	2,000	2,000	-	18,000	18,000	15,859	2,000	
A7110	411000	CLEANING SUPPLIES	1,151	2,000	2,000	814	2,000	2,000	1,398	1,500	
A7110	412300	FENCE	247	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,850	8,042	8,042	5,200	6,625	6,625	2,950	4,839	
A7110	415400	TOOLS	320	750	750	238	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	5,256	3,500	3,500	2,666	6,000	6,000	2,705	4,000	
A7110	416300	PAINTS	922	1,000	1,000	-	1,000	1,000	-	1,000	
A7110	419600	WEED CONTROL	760	2,000	2,208	708	1,500	1,500	-	1,000	
A7110	422095	PARK ELECTRIC	4,027	6,800	6,800	6,869	7,000	7,000	4,005	7,350	
A7110	444000	JANITOR SERVICE	15,250	17,500	20,250	20,514	30,320	30,320	5,571	11,845	
A7110	447200	REPAIR OF EQUIPMENT	2,071	2,500	4,750	3,356	4,000	6,053	3,299	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	8,075	16,000	13,250	-	12,000	36,947	26,904	3,000	
A7110	448000	TREE MAINTENANCE	1,000	9,000	7,250	6,111	9,000	9,000	-	9,000	
A7110	820000	SOCIAL SECURITY	11,496	14,608	14,608	14,185	14,751	15,261	12,138	16,238	
TOTAL PARK			**228,355**	**277,502**	**278,210**	**256,432**	**306,618**	**340,799**	**241,834**	**279,037**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	46,180	66,270	58,770	43,132	47,500	47,500	60,804	49,875	
A7112	416000	MATERIALS & SUPPLIES	955	1,800	1,800	660	1,500	1,750	1,459	1,250	
A7112	422096	SETTLEMENT CAMP ELECTRIC	2,828	1,000	1,000	1,277	1,300	5,800	9,532	9,200	
A7112	444000	JANITOR SERVICE	4,675	5,000	5,000	4,975	5,000	5,500	2,833	5,665	
A7112	445100	MAINTENANCE OF EQUIPMENT	99	4,000	7,353	6,438	4,000	7,275	4,190	7,500	
A7112	447300	REPAIR OF REAL PROPERTY	45,212	28,000	25,370	6,617	26,800	18,275	2,573	15,000	
A7112	448000	TREE MAINTENANCE	9,420	12,000	12,000	6,810	9,750	9,750	5,850	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	1,359	1,000	1,000	300	1,250	1,250	1,111	1,250	
A7112	820000	SOCIAL SECURITY	3,235	5,070	3,977	2,940	3,634	3,634	4,652	3,815	
TOTAL USC			**113,963**	**124,140**	**116,270**	**73,149**	**100,734**	**100,734**	**93,004**	**103,305**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	127,520	179,281	179,281	128,119	174,726	180,075	137,747	189,057	
A7140	103702	CHILD CARE WORKERS BONUS	23,000		60,396	60,396	-	-	-	-	
A7140	105000	OVERTIME	522	2,000	2,000	414	2,000	2,000	571	1,000	
A7140	105200	SICK LEAVE BONUS	1,200	1,717	1,717	1,417	900	2,000	2,000	4,000	
A7140	109102	RECREATION DIRECTOR	70,304	72,575	72,575	72,525	72,575	78,758	61,193	80,683	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	325	325	-	-	
A7140	120000	HEALTH BUYOUT	833	2,500	2,500	2,083	2,500	2,500	-	-	
A7140	173102	AFTER SCHOOL COUNSELORS	92,553	122,400	122,400	107,540	112,000	112,000	70,157	126,000	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIA	30,029	44,800	44,800	20,650	25,200	25,200	10,850	18,900	
A7140	190000	SEVERANCE/RETIREMENT PAY	-	-	12,279	12,279	-	-	-	-	
A7140	250000	EQUIPMENT	20,049	25,000	35,937	15,833	25,000	32,500	32,931	25,000	
A7140	413000	GAS & DIESEL	860	672	431	265	375	375	520	423	
A7140	416000	MATERIALS & SUPPLIES	5,206	3,500	4,388	3,721	3,750	6,916	2,026	3,500	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	12,888	16,000	15,700	13,659	16,000	17,491	8,643	16,000	
A7140	417601	LANDSCAPE MATERIAL	6,037	7,500	7,500	2,333	7,500	7,500	7,841	10,000	
A7140	417602	PLAY SAFETY SURFACE	3,392	11,800	11,105	8,700	11,800	11,800	4,830	9,000	
A7140	422097	23 W CENTER ELECTRIC	2,430	4,500	4,500	4,129	4,500	4,500	2,574	4,725	
A7140	423202	23 W CENTER ALARM	1,541	2,500	2,500	967	2,500	2,500	1,352	2,500	
A7140	441500	SOFTWARE & SUPPORT	4,835	5,120	5,519	6,050	6,500	6,500	5,984	6,500	
A7140	446000	PRINTING/COPIER LEASE	2,840	2,900	4,066	3,644	3,020	3,020	2,035	3,020	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
A7140	446010	YARD SALE AD PRINTING	540	750	750	540	1,500	1,500	1,234	1,500	
A7140	447000	RENTAL OF EQUIPMENT	14,130	12,500	15,690	15,615	12,500	12,500	8,395	12,500	
A7140	447200	REPAIR OF EQUIPMENT	-	1,500	1,500	-	1,500	3,446	1,946	3,000	
A7140	447300	REPAIR OF PROPERTY	35,348	25,000	26,569	13,793	25,000	10,897	2,191	20,000	
A7140	452020	PLANNING STUDIES	11,925	-	-	-	-	-	-	-	
A7140	462000	TRAVEL	-	100	100	18	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	1,775	2,500	2,668	1,922	2,500	2,500	1,434	2,500	
A7140	470600	CELEBRATION	19,635	20,000	19,832	16,637	20,000	20,000	9,130	17,500	
A7140	471500	FIREWORKS	10,000	12,500	10,005	10,000	12,500	12,500	12,500	15,000	
A7140	476306	SPORT CAMP	4,000	5,600	4,951	2,000	4,000	4,000	4,000	4,000	
A7140	477200	SOFTBALL - WOMENS	5,479	6,000	6,000	3,959	7,500	7,500	4,024	7,500	
A7140	477254	SOFTBALL - MENS	4,781	6,000	6,000	4,185	7,500	7,500	5,148	7,500	
A7140	477500	SUMMER BASKETBALL	13,850	12,000	16,172	16,172	16,000	16,000	12,773	16,000	
A7140	478100	SUMMER CAMP PROGRAM	8,426	14,000	12,148	9,209	16,100	16,100	12,893	18,500	
A7140	478700	TENNIS	2,092	5,000	2,680	2,356	5,000	5,000	2,720	5,000	
A7140	479600	WOMENS VOLLEYBALL		350	350	-	500	500	-	500	
A7140	479900	COMMUNITY INVESTMENT	20,600	20,000	20,000	17,550	-	-	-	-	
A7140	820000	SOCIAL SECURITY	23,096	29,131	33,751	28,471	27,924	28,890	19,734	30,657	
TOTAL RECREATION			**581,716**	**678,021**	**769,085**	**607,151**	**631,295**	**644,893**	**449,376**	**662,065**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	33,892	27,000	34,500	41,286	38,000	38,000	52,455	47,000	
A7141	250000	EQUIPMENT	1,772	15,000	15,000	-	10,000	10,000	-	8,000	
A7141	410900	CHEMICALS	11,313	15,000	15,107	11,726	15,000	15,000	8,149	15,000	
A7141	416000	MATERIALS & SUPPLIES	1,587	1,500	2,750	2,340	3,000	3,000	1,073	1,500	
A7141	443200	TRAINING	100	1,000	1,000	-	1,000	1,000	1,436	1,500	
A7141	444100	LICENSE & PERMIT FEE	235	235	235	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIPMENT	-	2,500	1,500	-	1,500	1,500	-	-	
A7141	445102	POOL START-UP/CLEANING	4,677	6,500	10,042	8,187	7,500	7,500	3,736	7,500	
A7141	447200	REPAIR OF EQUIPMENT	1,319	7,500	3,601	-	5,000	5,000	254	7,500	
A7141	820000	SOCIAL SECURITY	2,593	2,066	3,159	3,158	2,907	2,907	4,013	3,596	
TOTAL SWIMMING POOL FACILITY			**57,488**	**78,301**	**86,894**	**66,932**	**84,142**	**84,142**	**71,351**	**91,831**	
7620	**ADULT RECREATION**										
A7620	470600	SENIOR PROGRAMS	1,400	2,000	2,850	4,050	4,800	4,800	2,850	5,300	
A7620	476500	SENIOR ART	3,300	3,750	2,900	3,500	5,000	5,000	3,500	4,800	
TOTAL ADULT RECREATION			**4,700**	**5,750**	**5,750**	**7,550**	**9,800**	**9,800**	**6,350**	**10,100**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	101000	REGULAR SALARIES	15,289	15,931	15,931	16,386	17,616	18,409	14,050	20,320	
A8010	105000	OVERTIME	1,075	1,500	1,500	800	1,500	1,500	1,062	2,000	
A7140	105200	SICK LEAVE BONUS					180	300	300	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	-	200	200	199	200	
A8010	455000	VIDEOGRAPHER	4,875	4,800	4,800	5,150	4,800	5,000	3,017	5,000	
A8010	820000	SOCIAL SECURITY	716	1,333	1,333	493	1,462	1,532	1,049	1,707	
TOTAL ZONING			**21,955**	**23,764**	**23,764**	**22,829**	**25,758**	**26,941**	**19,677**	**29,527**	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	15,289	15,931	15,931	16,386	17,616	18,409	14,050	20,320	
A8020	105000	OVERTIME	1,695	2,500	2,500	1,670	2,750	2,750	2,425	3,100	
A8020	105200	SICK LEAVE BONUS					180	300	300	300	
A8020	416000	MATERIALS & SUPPLIES	454	2,200	2,200	1,897	2,200	2,200	319	2,200	
A8020	443200	TRAINING	-	-	-	-	500	500	96	500	
A8020	452000	CONSULTANT	24,907	25,000	40,000	37,275	30,000	30,000	26,162	35,000	
A8020	455000	VIDEOGRAPHER	5,600	4,800	4,800	5,250	4,800	6,200	3,933	6,200	
A8020	820000	SOCIAL SECURITY	762	1,410	1,410	545	1,558	1,628	1,144	1,792	
TOTAL PLANNING			**48,707**	**51,841**	**66,841**	**63,023**	**59,604**	**61,987**	**48,429**	**69,412**	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	72,624	90,000	90,000	82,462	90,000	90,000	42,249	90,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	764,539	790,000	790,000	770,444	790,000	790,000	370,680	746,000	
A8160	449101	ADD A CAN EXPENSE	90	100	100	95	150	150	50	150	
A8160	449300	RECYCLING HAULING	230,131	231,000	231,000	230,131	231,000	226,900	115,065	232,500	
A8160	449301	RECYCLING DISPOSAL	116,662	95,000	95,000	96,625	120,000	115,000	32,239	104,000	
A8160	449600	COMPOST PROGRAM	14,160	17,000	17,000	9,374	15,000	15,000	6,070	15,000	
TOTAL SANITATION			**1,198,206**	**1,223,100**	**1,223,100**	**1,189,131**	**1,246,150**	**1,237,050**	**566,353**	**1,187,650**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,993	-	7,500	2,800	-	10,000	
A8170	447200	REPAIR OF EQUIPMENT	9,550	7,500	19,307	18,205	20,000	39,752	32,940	30,000	
TOTAL STREET CLEANING			**9,550**	**15,000**	**22,300**	**18,205**	**27,500**	**42,552**	**32,940**	**40,000**	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	87,884	97,021	97,021	97,744	98,555	105,819	83,010	108,510	
A8189	105000	OVERTIME	1,963	2,300	2,300	1,834	2,300	2,300	1,462	2,300	
A8189	105200	SICK LEAVE BONUS	600	706	706	600	893	1,488	1,488	1,000	
A8189	112500	MEALS	28	100	100	14	100	100	21	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	2,305	-	-	-	-	-	-	-	
A8189	412650	TRANSFER STATION GAS HEAT	7,143	8,700	8,700	2,903	8,700	8,700	4,707	8,960	
A8189	413000	GAS & DIESEL	11,600	16,640	16,640	10,230	16,300	16,300	6,590	12,830	
A8189	415400	TOOLS	97	1,200	1,200	519	1,200	1,200	-	1,200	
A8189	416000	MATERIALS & SUPPLIES	1,369	1,600	1,755	2,320	2,000	2,000	280	5,000	
A8189	418600	TUBES & TIRES	768	800	800	651	800	800	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	-	1,500	1,500	1,030	1,575	
A8189	447200	REPAIR OF EQUIPMENT	9,456	11,000	52,000	51,124	25,000	23,300	3,081	20,000	
A8189	447300	REPAIR OF REAL PROPERTY	12,350	18,000	16,845	14,173	10,000	10,000	-	7,500	
A8189	820000	SOCIAL SECURITY	6,595	7,734	7,734	7,159	7,866	8,467	6,140	8,636	
TOTAL TRANSFER STATION			**142,808**	**168,276**	**208,276**	**189,921**	**176,189**	**182,949**	**107,809**	**179,586**	
8540 STORM DRAINS											
A8540	419800	STORM DRAIN REPAIR	40,615	-	-	-	-	-	-	-	
TOTAL STORM DRAINS			**40,615**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	327,694	438,209	438,209	400,865	506,005	506,005		603,170	
TOTAL RETIREMENT			**327,694**	**438,209**	**438,209**	**400,865**	**506,005**	**506,005**	**-**	**603,170**	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	330,419	329,038	329,038	329,038	300,476	300,476	300,476	337,227	
A9040	832001	VOLUNTEER FIREFIGHTERS	9,220	8,406	8,406	8,406	1,314	1,314	1,314	-	
TOTAL COMPENSATION			**339,639**	**337,444**	**337,444**	**337,444**	**301,790**	**301,790**	**301,790**	**337,227**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	2,103	800	800	3,709	800	800	4,199	4,000	
TOTAL UNEMPLOYMENT			**2,103**	**800**	**800**	**3,709**	**800**	**800**	**4,199**	**4,000**	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,702	5,500	5,500	552	5,500	5,500	2,223	5,500	
TOTAL DISABILITY			**4,702**	**5,500**	**5,500**	**552**	**5,500**	**5,500**	**2,223**	**5,500**	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,858,596	3,709,477	3,709,477	3,892,285	3,772,465	3,772,465	2,154,577	4,236,296	
A9060	840100	MEDICARE REIMBURSEMENT	184,810	163,441	163,441	207,769	187,221	187,221	102,799	200,806	
A9060	840400	EMPLOYEE DRUG TESTING	2,349	3,000	3,000	1,778	3,000	3,000	-	-	
A9060	840500	DENTAL INSURANCE	84,922	82,070	82,070	82,322	83,469	83,469	56,268	92,997	
A9060	840600	VISION INSURANCE	10,514	11,424	11,424	11,739	11,664	11,664	8,919	11,404	
TOTAL HEALTH INSURANCE			**4,141,191**	**3,969,412**	**3,969,412**	**4,195,893**	**4,057,819**	**4,057,819**	**2,322,563**	**4,541,503**	

GENERAL FUND EXPENSE (A)			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	718,310	732,464	732,464	732,464					
A9710	605600	2016 PRINCIPAL	131,122	133,381	133,381	133,381	135,642	135,642	135,642	137,902	
A9710	605700	2018 PRINCIPAL	563,054	579,258	579,258	579,258	599,513	599,513	599,513	615,715	
A9710	605800	2008 PRINCIPAL	540,000	-	-	-	-	-	-	-	
A9710	605900	2021 PRINCIPAL	320,000	330,000	330,000	330,000	335,000	335,000		340,000	
A9710	705500	2014 (2005) INTEREST	35,371	18,312	18,312	18,312					
A9710	705600	2016 INTEREST	65,426	62,781	62,781	62,781	60,091	60,091	30,724	57,355	
A9710	705700	2018 INTEREST	418,671	401,537	401,537	401,536	383,855	383,855	196,424	365,626	
A9710	705800	2008 INTEREST	22,950	-	-	-	-	-	-	-	
A9710	705900	2021 INTEREST	90,900	84,400	84,400	84,400	77,750	77,750		71,000	
TOTAL SERIAL BONDS			**2,905,804**	**2,342,133**	**2,342,133**	**2,342,132**	**1,591,851**	**1,591,851**	**962,303**	**1,587,598**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	-	-	-	416,000	416,000		420,000	
TOTAL BANS			**-**	**-**	**-**	**-**	**416,000**	**416,000**	**-**	**420,000**	
9950 INTERFUND TRANSFERS											
A9950	900001	INTERFUND TRANSFER				10,000					
A9950	900300	INTERFUND TRANSFER	1,010,800			4,814,700					
TOTAL INTERFUND TRANSFERS			**1,010,800**	**-**	**-**	**4,824,700**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**24,595,761**	**25,421,750**	**25,846,123**	**29,245,290**	**26,277,891**	**26,299,891**	**15,369,185**	**27,834,362**	

GENERAL FUND
REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	100120	2020 TAX REVENUE	9,344							-	
A1325	100121	2021 TAX REVENUE	123,179			(21,774)			(1,679)	-	
A1325	100122	2022 TAX REVENUE	10,705			90,240				-	
A1325	100123	2023 TAX REVENUE	11,878,552			142,075			(5,606)	-	
A1325	100124	2024 TAX REVENUE		12,757,008	12,757,008	12,152,028			(18,786)	-	
A1325	100125	2025 TAX REVENUE					13,247,051	13,247,051	13,241,168	-	
A1325	102827	BUILDING VIOLATONS	20,396			13,049			16,057	-	
A1325	108100	PILOTS	322,338	347,000	347,000	337,079	337,000	337,000	351,746	352,500	
A1325	109010	2020 TAX INTEREST	9,121						382	-	
A1325	109011	2021 TAX INTEREST	44,892						13,071	-	
A1325	109012	2022 TAX INTEREST	1,216			46,323				-	
A1325	109013	2023 TAX INTEREST	389,740			55,648			23,075	-	
A1325	109014	2024 TAX INTEREST		350,000	350,000	414,275			26,700	-	
A1325	109015	2025 TAX INTEREST					360,000	360,000	440,579	-	
A1325	109016	2026 TAX INTEREST								375,000	
A1325	109050	IN REM INTEREST	251,686	30,000	30,000	15,194	50,000	50,000	4,874	40,000	
A1325	111000	SALES TAX	5,959,564	5,800,000	5,800,000	6,196,770	6,100,000	6,100,000	3,722,067	6,460,000	
A1325	111100	CANNABIS EXCISE TAX	7,445	10,000	10,000	4,266	10,000	10,000	13,600	15,000	
A1325	111300	HOTEL & OCCUPANCY TAX					60,000	60,000	1,352	200,000	
A1325	113000	UTILITY TAX	286,942	230,000	230,000	241,969	252,000	252,000	221,566	252,000	
A1325	117000	FRANCHISE TAX	146,938	196,000	196,000	172,393	176,000	176,000	121,267	176,000	
A1325	123000	SCHOOL TAX PENALTY	53,429	53,000	53,000	58,992	58,000	58,000	65,955	65,000	
A1325	125520	INREM FEES	706	4,500	4,500	6,277	4,500	4,500	1,473	5,000	
A1325	126000	HEALTH INSURANCE REIMBURSEM	386,369	418,149	418,149	473,568	458,051	458,051	384,552	561,356	
A1325	126001	DENTAL INSURANCE REIMBURSEM	57,084	63,494	63,494	68,075	57,826	57,826	57,601	61,718	
A1325	201202	FLEA MARKET FEE	3,520	5,060	5,060	4,620	5,060	5,060	7,700	5,060	
A1325	240100	INTEREST & EARNINGS	33,024	12,000	12,000	34,830	12,000	12,000	17,324	12,000	
A1325	240102	BOND & COUPON INTEREST	209	100	100	293	100	100	-	100	
A1325	240105	NYCLASS INTEREST	816,019	400,000	400,000	710,786	500,000	500,000	429,721	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	330	600	600	195	600	600	120	600	
A1325	254500	OTHER LICENSES	2,690	4,500	4,500	4,533	4,500	4,500	4,350	4,500	

GENERAL FUND REVENUE (A)

			2023 YTD ACTUAL	2024 ADOPTED BUDGET	2024 REVISED BUDGET	2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 PROPOSED BUDGET	COMMENTS
			12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
A1325	261000	FINES & FORFEITED BAIL	51,350	42,500	42,500	60,911	58,800	58,800	52,449	60,000	
A1325	265000	SALE OF SCRAP	16,479	15,000	15,000	26,128	15,000	15,000	30,884	15,000	
A1325	265500	MINOR SALES	13	-	-	532	-	-	60	-	
A1325	266000	SALE OF REAL PROPERTY	-	-	-	-	-	-	-	-	
A1325	268001	INSURANCE REIMBURSEMENT	94,092	54,000	54,000	124,514	54,000	54,000	69,434	60,000	
A1325	268003	DISABILITY REIMBURSEMENT	-			3,667			3,808	3,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENSE	-	-	-	-	-	-	193,223	-	
A1325	277000	MISCELLANEOUS REVENUE	31,577	2,000	2,000	2,560	2,000	2,000	38,009	2,000	
A1325	277008	FILM PERMITS	33,000	5,000	5,000	15,600	5,000	5,000	5,300	6,000	
A1325	280101	INTERFUND REVENUE - WATER	327,530	359,810	359,810	359,810	374,640	374,640	374,640	399,030	
A1325	280102	INTERFUND REVENUE - SEWER	346,220	378,930	378,930	378,930	396,260	396,260	396,260	409,740	
A1325	300100	STATE AID AIM FUNDING	1,537,478	1,537,478	1,716,012	1,716,012	1,537,478	1,537,478	322,981	1,537,478	
A1325	300500	STATE AID MORTGAGE TAX	497,001	552,000	552,000	460,219	396,000	396,000	320,267	460,000	
A1325	333100	STATE AID O&M COURT FACILITY	45,691	53,000	53,000	92,153	57,000	57,000	-	57,000	
A1325	378904	STATE AID RESTORE NY	-	-	-	1,596	-	-	-	-	
A1325	496000	FEDERAL AID	62,315	-	-	-	-	-	-	-	
TOTAL FINANCE			**23,858,184**	**23,681,129**	**23,859,663**	**24,464,336**	**24,588,866**	**24,588,866**	**20,947,544**	**12,095,082**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	9,799	10,200	10,200	10,200	10,000	10,000	8,363	10,000	
A1410	125506	NSF CHECK FEE	454	400	400	289	400	400	442	400	
TOTAL CITY CLERK			**10,253**	**10,600**	**10,600**	**10,489**	**10,400**	**10,400**	**8,805**	**10,400**	
1620 PUBLIC BUILDINGS											
A1620	241000	RENTAL OF REAL PROPERTY	31,406	33,000	33,000	27,750	28,305	28,305	28,305	4,546	
TOTAL PUBLIC BUILDINGS			**31,406**	**33,000**	**33,000**	**27,750**	**28,305**	**28,305**	**28,305**	**4,546**	

GENERAL FUND REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	152000	POLICE FEES	714	700	700	756	700	700	308	700	
A3120	174000	PARKING TICKETS	41,971	46,000	46,000	46,119	75,000	75,000	52,807	120,000	
A3120	200114	EVENT FEE-POLICE OT	15,314	11,695	11,695	15,055	12,500	12,500	7,296	12,500	
A3120	226001	SCHOOL EVENT SECURITY	16,637	8,000	8,000	4,976	13,000	13,000	4,090	8,000	
A3120	238901	DC DRUG TASK FORCE	180,655	185,618	185,618	185,619	194,809	194,809	111,215	246,600	
A3120	255000	ALARM PERMIT	225	200	200	100	200	200	275	200	
A3120	261200	MISCELLANEOUS	60	-	-	-	-	-	-	-	
A3120	265000	SALE OF SCRAP	550	-	-	825	-	-	-	-	
A3120	268000	INSURANCE RECOVERY	2,206	-	-	-	-	-	48,675	-	
A3120	277000	MISC REVENUE	100	-	-	500	-	-	-	-	
A3120	277008	FILM OT REIMBURSEMENT	18,625	10,000	10,000	12,040	10,000	10,000	1,440	10,000	
A3120	331500	ST AID STOP DWI	2,835	5,500	5,500	3,037	5,500	5,500	885	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	3,930	6,000	6,000	4,054	4,000	4,000	-	4,000	
A3120	438950	FED AID - Byrne Grant/JAG	-	4,000	4,000	-	-	-	-	-	
TOTAL POLICE			**283,822**	**277,713**	**277,713**	**273,081**	**315,709**	**315,709**	**226,991**	**407,500**	
3410 FIRE											
A3410	238901	DC SHARED SERVICE	109,897	-	-	-	-	-	-	-	
A3410	277050	FEE FOR FIRE SERVICES	894			1,282	-	-	-	-	
A3410	348900	ST AID HEALTH WORKERS	50,057			4,844	-	-	-	-	
A3410	438912	FEDERAL AID	-	-	-	2,414	-	-	-	-	
TOTAL FIRE			**160,848**	**-**	**-**	**8,540**	**-**	**-**	**-**	**-**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	6,171	6,300	6,300	7,258	8,000	8,000	5,429	8,000	
A3510	261100	DOG FINES	700	700	700	240	600	600	200	600	
TOTAL ANIMAL CONTROL			**6,871**	**7,000**	**7,000**	**7,498**	**8,600**	**8,600**	**5,629**	**8,600**	
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	29,325	35,000	35,000	30,360	35,000	35,000	23,275	35,000	
A3620	238000	FIRE INSPECTION FEE	-	15,000	15,000	2,200	15,000	15,000	1,875	7,500	
A3620	238500	SEWER INSPECTION FEE	350	500	500	800	500	500	820	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,550	5,000	5,000	4,340	5,000	5,000	3,115	4,500	
A3620	238905	DC GRANT	10,000	5,000	5,000	5,000	-	-	5,000	5,000	
A3620	250102	PLUMBING LICENSES	29,800	15,000	15,000	25,600	18,000	18,000	19,150	20,000	
A3620	250103	ELECTRIC LICENSES	77,800	25,000	25,000	65,750	40,000	40,000	65,675	57,500	
A3620	255500	BUILDING PERMITS	209,963	145,000	145,000	172,633	180,000	180,000	220,356	180,000	
A3620	255501	C.O. APPLICATION FEE	20,700	15,000	15,000	22,515	18,000	18,000	26,020	20,000	
A3620	256500	PLUMBERS PERMITS	20,055	12,000	12,000	29,803	15,000	15,000	24,903	25,000	
A3620	257000	RENTAL PERMITS	24,030	6,000	6,000	3,525	7,000	7,000	1,065	2,000	
A3620	257100	VACANT REGISTRATION	13,625	5,000	5,000	3,500	5,000	5,000	2,750	5,000	
A3620	257101	STR REGISTRATION	4,200	3,000	3,000	2,700	3,500	3,500	2,510	3,500	
A3620	257500	ELECTRICAL PERMITS	15,960	9,000	9,000	14,810	11,000	11,000	15,320	13,500	
A3620	259000	VEHICLE PERMITS	100	250	250	100	250	250	10	125	
A3620	259002	TREE & GRADING PERMITS	200	100	100	200	200	200	-	200	
A3620	259005	CHICKEN PERMITS	25	100	100	-	50	50	50	50	
A3620	259006	SIDE CAFÉ PERMITS	175	250	250	550	500	500	375	500	
A3620	261200	MISCELLANEOUS	1,750	1,000	1,000	9,210	2,000	2,000	4,250	2,000	
A3620	261202	SNOW VIOLATIONS	-	1,500	1,500	908	1,500	1,500	-	1,500	
TOTAL BUILDING DEPARTMENT			**462,608**	**298,700**	**298,700**	**394,504**	**357,500**	**357,500**	**416,519**	**383,375**	

2026 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULER	286,603	303,705	303,705	300,509	299,000	299,000	210,608	324,450	
A5110	171002	EV CHARGING STATION	2,472	2,000	2,000	5,939	13,200	13,200	5,005	14,400	
A5110	172100	PARKING FEE	10,800	14,400	14,400	18,000	14,400	14,400	10,875	14,400	
A5110	178901	MTA COMMUTER PARKING	19,656	36,000	36,000	75,277	60,000	60,000	43,887	58,516	
A5110	256000	STREET OPENING PERMITS	11,200	15,000	15,000	22,170	15,000	15,000	12,400	15,000	
A5110	268000	INSURANCE RECOVERIES	9,266	3,000	3,000	16,287	3,000	3,000	21,196	3,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	16,678	17,281	67,281	32,616	17,138	17,138	-	16,182	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	24,123	24,123	24,123	24,123	24,123	
TOTAL HIGHWAY			**380,798**	**415,509**	**465,509**	**494,921**	**445,861**	**445,861**	**328,094**	**470,071**	
A7110 PARK											
A7110	208900	PLANNING RECREATION FEE						27,000	27,000		
A7110	200116	MEMORIAL BENCH FEE	3,000								
TOTAL PARK			**3,000**	**-**	**-**	**-**	**-**	**27,000**	**27,000**	**-**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	67,804	80,270	80,270	57,537	60,000	60,000	88,776	88,000	
A7112	200190	USC-USAGE FEE	5,390	16,000	16,000	21,480	24,000	24,000	20,900	25,000	
A7112	241000	RENTAL OF REAL PROPERTY	17,100	16,800	16,800	15,700	16,800	16,800	13,500	16,800	
TOTAL UNIVERSITY			**90,294**	**113,070**	**113,070**	**94,717**	**100,800**	**100,800**	**123,176**	**129,800**	

GENERAL FUND REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
7140 RECREATION											
A7140	200100	RECREATION FEES	5,296	2,000	2,000	14,215	11,500	11,500	10,895	15,500	
A7140	200101	PARK USE FEES	12,105	7,500	7,500	6,567	7,500	7,500	4,365	6,000	
A7140	200113	SPORT CAMP FEE	2,165	5,600	5,600	1,575	4,000	4,000	2,550	4,000	
A7140	200115	AFTER SCHOOL	191,184	166,600	166,600	193,830	160,000	160,000	135,405	168,000	
A7140	200160	YARD SALE FEES-NEW	550	750	750	680	1,500	1,500	760	1,500	
A7140	200175	BEACON HOOPS FEES	10,110	12,000	12,000	12,080	16,000	16,000	16,713	16,000	
A7140	200187	TENNIS FEES	4,200	5,000	5,000	3,886	5,000	5,000	4,904	5,000	
A7140	238906	DC WORKFORCE INVESTMENT	-	-	-	-	-	-	15,275	21,000	
A7140	241000	RENTAL OF REAL PROPERTY	3,000	3,000	3,000	4,400	3,000	3,000	2,250	3,000	
A7140	270500	DONATIONS	350		10,937	10,937	-	-	-	-	
A7140	270554	MENS SOFTBALL FEES	4,030	6,000	6,000	5,999	7,500	7,500	4,760	7,500	
A7140	270572	WOMENS SOFTBALL FEE	6,580	6,000	6,000	5,598	7,500	7,500	6,619	7,500	
A7140	270596	WOMENS VOLLEYBALL FEE	450	350	350	850	500	500	-	500	
A7140	364300	ST AID FOOD ASSISTANCE	9,615	4,000	4,000	4,765	5,000	5,000	5,563	-	
A7140	382000	ST AID YOUTH PROGRAM	-	-	-	-	5,000	5,000	-	-	
A7140	388900	ST AID OTHER C&R	31,808	-	-	74,856	-	-	-	-	
A7140	408900	FEDERAL AID	-	-	-	133,500	-	-	-	-	
TOTAL RECREATION			**281,443**	**218,800**	**229,737**	**473,738**	**234,000**	**234,000**	**210,059**	**255,500**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183	POOL TICKET FEES	22,212	25,000	25,000	9,958	10,000	10,000	14,830	12,500	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	5,000	
TOTAL SWIMMING POOL FACILITY			**27,212**	**30,000**	**30,000**	**14,958**	**15,000**	**15,000**	**14,830**	**17,500**	
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	96	4,680	4,680	187	5,000	5,000	3,905	4,800	
TOTAL ADULT RECREATION			**96**	**4,680**	**4,680**	**187**	**5,000**	**5,000**	**3,905**	**4,800**	
7989 FARMERS MARKET											
A7989	201201	FARMERS MARKET PROCEEDS	1,800	1,800	1,800	600	1,800	1,800	900	1,200	
TOTAL FARMERS MARKET			**1,800**	**1,800**	**1,800**	**600**	**1,800**	**1,800**	**900**	**1,200**	

GENERAL FUND REVENUE (A)

			2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	211000	ZONING FEES	1,000	3,000	3,000	3,500	2,500	2,500	1,500	2,500	
TOTAL ZONING			**1,000**	**3,000**	**3,000**	**3,500**	**2,500**	**2,500**	**1,500**	**2,500**	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	43,689	18,000	18,000	27,793	18,000	18,000	32,194	34,000	
A8020	211503	PLANNING BOARD LAWN SIGN	-	600	600	-	500	500	-		
TOTAL PLANNING			**43,689**	**18,600**	**18,600**	**27,793**	**18,500**	**18,500**	**32,194**	**34,000**	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	812	1,000	1,000	10,517	2,000	2,000	9,117	4,000	
A8160	213002	ADD A CAN FEE	79	50	50	107	50	50	47	50	
A8160	213004	COMPOST BINS	3,051			765	-	-	275	200	
TOTAL SANITATION			**3,942**	**1,050**	**1,050**	**11,389**	**2,050**	**2,050**	**9,439**	**4,250**	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	73,904	54,000	54,000	52,306	68,000	68,000	31,070	50,000	
TOTAL TRANSFER STATION			**73,904**	**54,000**	**54,000**	**52,306**	**68,000**	**68,000**	**31,070**	**50,000**	
TOTAL GENERAL REVENUE			**25,721,170**	**25,168,651**	**25,408,122**	**26,360,307**	**26,202,891**	**26,229,891**	**22,415,960**	**13,879,124**	

WATER FUND EXPENSE (F)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	-	12,000	12,000	500	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		**-**	**12,000**	**12,000**	**500**	**8,000**	**8,000**	**-**	**8,000**	
1420 LAW										
F1420-450400	ATTORNEYS	44,896	40,000	40,000	38,454	42,000	42,000	23,339	42,000	
TOTAL LAW		**44,896**	**40,000**	**40,000**	**38,454**	**42,000**	**42,000**	**23,339**	**42,000**	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	1,976	2,230	2,384	2,359	5,480	5,480	4,341	680	
F1680-444100	LICENSE/PERMITS	1,782	3,990	3,990	1,814	4,088	4,088	1,543	3,800	
F1680-452003	IT CONSULTANT	7,826	7,450	7,321	3,269	9,450	9,450	1,822	8,000	
TOTAL TECHNOLOGY		**11,584**	**13,670**	**13,695**	**7,442**	**19,018**	**19,018**	**7,706**	**12,480**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	227,304	232,987	232,987	224,558	230,200	230,200	226,272	230,797	
TOTAL TAXES ON CITY PROPERTY		**227,304**	**232,987**	**232,987**	**224,558**	**230,200**	**230,200**	**226,272**	**230,797**	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,752	3,425	3,425	2,931	2,782	2,942	1,483	-	
TOTAL MTA PAYROLL TAX		**2,752**	**3,425**	**3,425**	**2,931**	**2,782**	**2,942**	**1,483**	**-**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	30,000	-	-	52,000	1,636	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	-	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**35,000**	**-**	**-**	**57,000**	**6,636**	**-**	**15,000**	

WATER FUND EXPENSE (F)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	537	660	660	336	660	660	336	700	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	2,500	2,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	1,200	-	-	4,000	3,570	1,445	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	1,990	1,200	1,200	988	1,800	1,800	892	1,800	
F8310-450500	ADMINISTRATION FEE TO GENERAL	327,530	359,810	359,810	359,810	374,640	374,640	374,640	399,030	
F8310-452000	CONSULTANT	21,175	35,000	37,243	30,573	35,000	30,000	1,825	50,000	
F8310-462000	TRAVEL	4	100	100	107	1,000	1,430	1,215	1,000	
F8310-465000	POSTAGE	7,193	6,000	9,700	10,108	5,850	10,850	10,897	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-	220	
TOTAL WATER ADMINISTRATION		**358,429**	**406,690**	**410,933**	**401,922**	**448,170**	**448,170**	**391,250**	**490,750**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	550	3,700	3,700	754	3,000	3,000	442	3,150	
F8320-424000	WATER FROM OTHER GOVERNMENTS	228,840	480,000	480,000	351,719	480,000	480,000	-	400,000	
TOTAL WATER SUPPLY		**229,390**	**483,700**	**483,700**	**352,473**	**483,000**	**483,000**	**442**	**403,150**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	226,789	232,766	232,766	235,351	232,881	243,189	188,627	258,704	
F8330-105000	OVERTIME	19,510	25,000	25,000	24,579	25,000	25,000	16,849	27,000	
F8330-105200	SICK LEAVE BONUS	-	900	900	-					
F8330-105202	ON CALL	10,600	10,400	10,400	10,200	10,400	10,400	8,000	10,400	
F8330-112500	MEALS	7	200	200	112	100	100	49	100	
F8330-119000	CLOTHING ALLOWANCE	1,950	1,950	1,950	1,950	1,950	1,950	-	1,950	
F8330-190000	SEVERANCE/RETIREMENT PAY		-	-	-	-	-	-	-	
F8330-410900	CHEMICALS	77,745	70,000	77,000	96,139	88,000	88,000	67,897	89,000	
F8330-412685	GAS/OIL FOR HEAT	15,652	20,700	20,700	11,698	20,700	20,700	10,785	21,320	
F8330-416000	MATERIALS & SUPPLIES	4,599	6,500	6,500	2,734	7,000	7,000	1,480	6,500	
F8330-422045	PURIFICATION ELECTRIC	139,484	235,000	235,000	227,678	235,000	235,000	109,436	246,750	
F8330-423000	TELEPHONES	1,526	1,500	1,500	2,388	2,196	2,196	1,565	2,400	
F8330-423001	CELL PHONES	4,600	4,770	4,770	5,234	5,682	5,682	3,681	5,958	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	40,855	40,000	40,000	31,825	40,000	40,000	26,015	38,000	

WATER FUND EXPENSE (F)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
F8330-445100	MAINTENANCE OF EQUIPMENT	47,203	55,000	48,000	28,539	70,000	70,000	16,855	60,000	
F8330-447200	REPAIR OF EQUIPMENT			47,000	46,865					
F8330-820000	SOCIAL SECURITY	18,399	20,748	20,748	19,498	20,680	21,469	15,185	22,809	
TOTAL WATER PURIFICATION		**608,919**	**725,434**	**772,434**	**744,790**	**759,589**	**770,686**	**466,424**	**790,891**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	107,375	112,000	112,000	111,912	112,000	121,542	94,435	126,271	
F8340-101000	REGULAR SALARIES	467,827	535,138	535,138	470,175	519,113	545,448	369,989	553,675	
F8340-103100	TEMPORARY POSITION	8,596	14,000	16,910	16,910	18,240	18,240	9,079	17,000	
F8340-105000	OVERTIME	9,165	34,000	31,090	21,132	30,000	30,000	22,145	29,000	
F8340-105200	SICK LEAVE BONUS	1,200	1,800	1,700	1,200	2,400	3,000	3,000	3,000	
F8340-105202	ON CALL	9,800	10,400	10,400	10,000	10,400	10,400	7,600	10,400	
F8340-112500	MEALS	84	150	250	371	250	250	455	300	
F8340-119000	CLOTHING ALLOWANCE	5,200	5,200	5,200	4,550	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	-	2,500	2,500	-	2,500	
F8340-190000	SEVERANCE/RETIREMENT		-	19,176	19,176					
F8340-250000	EQUIPMENT	6,632	18,000	16,000	3,645	18,000	18,000	5,573	15,000	
F8340-250031	PURCHASE HYDRANTS	-	10,000	10,000	-	12,000	12,000	6,452	10,000	
F8340-250400	PURCHASE WATER METERS	21,002	20,000	20,000	18,188	20,000	20,000	11,125	10,000	
F8340-413000	GAS & DIESEL	27,300	30,732	30,732	25,695	29,158	29,158	19,650	25,550	
F8340-415100	METER PARTS	31	7,500	7,500	4,224	8,000	8,000	4,124	7,500	
F8340-416000	MATERIALS & SUPPLIES	8,978	17,000	17,000	13,015	20,000	20,000	9,131	19,000	
F8340-416300	PAINTS	356	1,500	1,500	240	1,500	1,500	-	1,000	
F8340-416400	PIPE	-	2,500	2,500	1,038	2,500	2,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	-	5,000	9,511	8,257	10,000	10,000	6,108	9,000	
F8340-417500	SAFETY SUPPLIES	4,314	4,000	5,435	4,066	4,500	4,500	1,289	4,500	
F8340-418600	TUBES & TIRES	3,787	3,500	3,500	1,979	4,000	5,336	4,950	5,500	
F8340-443200	TRAINING		2,000	565	170		200	200	5,000	
F8340-445200	MAINTENANCE SERVICE	2,525	13,500	13,500	3,510	14,000	12,600	2,430	14,000	
F8340-447000	RENTAL OF EQUIPMENT	263	1,000	1,000	-	6,000	6,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	133,892	58,000	60,406	131,511	60,000	59,864	39,475	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	4,000	15,000	10,489	5,206	15,000	12,985	-	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,011	1,154	1,154	1,129	1,200	1,200	1,129	1,200	

WATER FUND EXPENSE (F)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
F8340-454000	ENGINEERS	17,626	20,000	20,000	19,788	20,000	20,000	517	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	39,717	20,000	20,000	4,595	20,000	22,015	-	25,000	
F8340-457600	LEAK DETECTION	13,300	14,000	14,000	-	15,000	15,000	-	10,000	
F8340-820000	SOCIAL SECURITY	43,534	54,712	54,712	46,455	53,558	56,348	35,924	57,172	
TOTAL WATER DISTRIBUTION		**940,015**	**1,034,286**	**1,053,868**	**948,137**	**1,034,519**	**1,073,786**	**654,780**	**1,062,268**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	82,168	109,845	109,845	100,516	126,839	126,839	-	151,195	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**82,168**	**109,845**	**109,845**	**100,516**	**126,839**	**126,839**	**-**	**151,195**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	59,119	52,047	52,047	52,047	42,812	42,812	42,812	48,973	
TOTAL WORKERS COMPENSATION		**59,119**	**52,047**	**52,047**	**52,047**	**42,812**	**42,812**	**42,812**	**48,973**	
9055 DISABILITY										
F9055-850000	INSURANCE	661	650	650	514	650	650	195	650	
TOTAL DISABILITY		**661**	**650**	**650**	**514**	**650**	**650**	**195**	**650**	

WATER FUND EXPENSE (F)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	450,385	421,819	421,819	451,162	395,670	395,670	236,858	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	9,894	9,894	9,894	11,880	11,880	11,880	7,770	15,540	
F9060-840500	DENTAL INSURANCE	9,944	11,427	11,427	9,692	9,365	9,365	2,464	7,985	
F9060-840600	VISION INSURANCE	1,237	1,320	1,320	1,219	1,180	1,180	885	1,180	
TOTAL HEALTH INSURANCE		**471,460**	**444,460**	**444,460**	**473,953**	**418,095**	**418,095**	**247,977**	**444,062**	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	157,256	160,355	160,355	160,355	-	-	-	-	
F9710-605600	2016 PRINCIPAL	167,093	169,975	169,975	169,975	172,856	172,856	172,856	175,738	
F9710-605900	2021 PRINCIPAL	120,183	124,475	124,475	124,475	125,908	125,908	-	130,199	
F9710-705500	2014 (2005) INTEREST	7,744	4,009	4,009	4,009	-	-	-		
F9710-705600	2016 INTEREST	83,376	80,005	80,005	80,005	76,577	76,577	39,153	73,091	
F9710-705900	2021 INTEREST	112,751	109,998	109,998	109,998	107,181	107,181	-	104,300	
TOTAL SERIAL BONDS		**648,403**	**648,817**	**648,817**	**648,817**	**482,522**	**482,522**	**212,009**	**483,328**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	-	-	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**-**	**-**	**-**	**163,000**	**163,000**	**-**	**163,000**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	400,000			100,000					
TOTAL INTERFUND TRANSFERS		**400,000**	**-**	**-**	**100,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,085,100**	**4,243,011**	**4,278,861**	**4,097,054**	**4,318,197**	**4,318,356**	**2,274,689**	**4,346,544**	

WATER FUND REVENUE (F)

		2023 YTD ACTUAL	2024 ADOPTED BUDGET	2024 REVISED BUDGET	2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 PROPOSED BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	61,315	71,021	71,021	75,800	71,324	71,324	57,066	75,244	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	7,501	7,579	7,579	6,612	6,096	6,096	4,781	6,096	
F8310-214000	RESIDENTIAL & COMMERCIAL	1,956,410	2,162,203	2,162,203	2,063,869	2,227,069	2,227,069	1,615,077	2,282,204	
F8310-214001	CORRECTIONAL FACILITIES	1,034,823	1,150,000	1,150,000	1,134,802	1,185,000	1,185,000	506,278	1,140,000	
F8310-214002	TOWN OF FISHKILL	686,057	620,000	620,000	739,707	660,000	660,000	325,917	660,000	
F8310-214400	WATER SERVICE CHARGES	35,035	35,000	35,000	22,736	35,000	35,000	217,180	50,000	
F8310-214800	WATER PENALTY	48,979	45,000	45,000	66,251	45,000	45,000	18,618	45,000	
F8310-240100	INTEREST & EARNINGS	24,836	5,000	5,000	17,130	8,000	8,000	7,881	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	91,648	50,000	50,000	130,110	80,000	80,000	65,330	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	-	-	-	7,600	-	-	-		
F8310-268000	INSURANCE RECOVERIES	901	-	-	-	-	-	-		
F8310-277000	MISCELLANEOUS REVENUE	708	708	708	-	708	708	1,278		
TOTAL WATER ADMINISTRATION		**3,948,213**	**4,146,511**	**4,146,511**	**4,264,617**	**4,318,197**	**4,318,197**	**2,819,406**	**4,346,544**	
TOTAL WATER REVENUES		**3,948,213**	**4,146,511**	**4,146,511**	**4,264,617**	**4,318,197**	**4,318,197**	**2,819,406**	**4,346,544**	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	-	24,000	24,000	500	24,000	24,000	-	24,000	
TOTAL FISCAL AGENT FEES		**-**	**24,000**	**24,000**	**500**	**24,000**	**24,000**	**-**	**24,000**	
1420 LAW										
G1420-450400	ATTORNEYS	48,272	52,000	52,000	49,990	54,000	54,000	30,007	54,000	
TOTAL LAW		**48,272**	**52,000**	**52,000**	**49,990**	**54,000**	**54,000**	**30,007**	**54,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,500	4,475	4,475	4,719	2,230	2,230	1,332	2,230	
G1680 444100	LICENSE/PERMITS	1,578	4,316	4,316	1,717	2,996	2,996	1,779	3,714	
G1680 452003	IT CONSULTANT	2,316	9,345	9,345	2,637	9,450	9,450	1,872	4,000	
TOTAL TECHNOLOGY		**8,394**	**18,136**	**18,136**	**9,073**	**14,676**	**14,676**	**4,983**	**9,944**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,636	3,053	3,053	2,747	2,635	2,761	1,400		
TOTAL MTA PAYROLL TAX		**2,636**	**3,053**	**3,053**	**2,747**	**2,635**	**2,761**	**1,400**	**-**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	50,000	50,000	-	65,000	25,137	-	20,000	
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**55,000**	**55,000**	**-**	**70,000**	**30,137**	**-**	**25,000**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	346,220	378,930	378,930	378,930	396,260	396,260	396,260	409,740	
TOTAL SEWER ADMINISTRATION		**346,220**	**378,930**	**378,930**	**378,930**	**396,260**	**396,260**	**396,260**	**409,740**	

SEWER FUND EXPENSE (G)		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-250000	PURCHASE EQUIPMENT	-	10,000	10,000	-					
G8120-416000	MATERIALS & SUPPLIES	20,847	10,000	10,000	2,141	12,000	12,000	623	10,000	
G8120-422075	SANITARY SEWER ELECTRIC	249	525	525	387	525	525	271	551	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	14,017	24,000	24,000	62,075	25,000	25,000	13,666	18,000	
G8120-447300	MANHOLE REPAIRS I&I					100,000	100,000	-	40,000	
G8120-454000	ENGINEERS	-	25,000	25,000	19,795	20,000	20,000	795	20,000	
TOTAL SANITARY SEWER		**35,113**	**72,525**	**72,525**	**84,398**	**160,525**	**160,525**	**15,355**	**90,551**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	92,111	95,227	95,227	95,168	95,227	99,512	76,465	104,488	
G8130-101000	REGULAR SALARIES	602,235	692,877	692,877	644,955	715,238	692,183	482,213	793,223	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	116,898	95,000	95,000	107,963	97,000	152,000	112,922	115,000	
G8130-105200	SICK LEAVE BONUS	1,200	3,311	3,311	311	1,200	2,000	2,000	3,000	
G8130-112500	MEALS	1,960	2,400	2,400	1,598	2,000	2,000	1,862	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,537	6,500	6,500	5,200	6,500	6,500	-	6,500	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	13,787	86,000	80,579	60,873	78,000	78,000	14,855	60,000	
G8130-410900	CHEMICALS	202,770	190,000	190,000	171,029	188,000	188,000	123,019	198,000	
G8130-410901	CARBON MEDIA	40,000	-	-	-					
G8130-411000	CLEANING SUPPLIES	-	2,200	2,200	-	500	500	385	500	
G8130-412680	GAS/OIL FOR HEAT	8,730	8,100	8,100	5,987	8,100	8,100	3,764	8,340	
G8130-412802	FLOWERS & LANDSCAPING		2,000	2,000	-	2,000	2,000	104	1,000	
G8130-413000	GAS & DIESEL	5,850	4,905	4,905	4,685	4,736	4,736	1,420	3,201	
G8130-414500	LAB SUPPLIES	4,362	10,000	10,000	1,878	4,800	4,800	3,854	4,800	
G8130-415400	TOOLS	1,846	5,000	5,000	3,664	4,900	5,230	329	1,400	
G8130-416000	MATERIALS & SUPPLIES	12,298	14,000	23,685	13,647	13,000	13,111	2,619	13,000	
G8130-416300	PAINTS	-	500	500	-	500	59	-	500	
G8130-417500	SAFETY SUPPLIES	2,390	7,000	7,000	208	9,550	9,550	713	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	1,077	7,000	7,315	2,865	5,040	5,040	1,900	3,000	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
G8130-422065	WPC ELECTRIC	139,894	235,000	235,000	219,256	235,000	235,000	108,042	246,750	
G8130-423000	TELEPHONES	3,782	4,500	4,500	4,863	4,500	4,500	3,812	5,000	
G8130-423001	CELL PHONES	1,185	1,572	1,572	1,915	1,572	1,572	1,277	1,572	
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	34,232	42,000	42,000	33,970	41,000	41,000	23,903	40,000	
G8130-441500	SOFTWARE & SUPPORT	6,540	10,000	10,000	5,840	11,300	11,300	5,540	2,800	
G8130-443200	TRAINING	-	10,000	10,000	963	2,000	2,000	-	5,750	
G8130-444100	PROFESSIONAL LICENSE FEES	15,809	16,000	16,000	15,500	16,000	16,000	1,250	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	19,569	40,000	40,000	14,877	45,000	45,000	10,366	40,000	
G8130-446006	PRINTING BILLS	1,685	3,000	3,000	988	1,800	1,800	892	1,000	
G8130-446600	REFUSE REMOVAL	613,719	710,000	710,000	695,892	732,870	732,870	460,206	725,000	
G8130-447200	REPAIR OF EQUIPMENT	104,057	240,000	240,000	179,235	160,000	160,000	84,692	115,000	
G8130-447211	PROJECTS	-	20,000	20,000	1,808	20,000	20,000	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	2,200	5,000	6,076	6,076	5,000	5,000	-	4,000	
G8130-454000	ENGINEERS	16,324	70,000	72,214	5,392	50,000	50,000	16,728	35,000	
G8130-462000	TRAVEL	-	1,500	1,500	5	500	500	-	500	
G8130-465000	POSTAGE	5,165	4,200	4,200	5,813	5,400	5,400	4,520	6,000	
G8130-820000	SOCIAL SECURITY	59,301	68,683	68,683	61,803	70,354	73,187	48,851	78,543	
TOTAL WATER POLLUTION CONTROL		**2,139,013**	**2,715,975**	**2,723,844**	**2,376,727**	**2,641,087**	**2,680,950**	**1,598,503**	**2,657,867**	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	105,299	140,801	140,801	128,811	162,584	162,584	-	193,805	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**105,299**	**140,801**	**140,801**	**128,811**	**162,584**	**162,584**	**-**	**193,805**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,856	39,242	39,242	39,242	31,004	31,004	31,004	20,765	
TOTAL WORKERS COMPENSATION		**39,856**	**39,242**	**39,242**	**39,242**	**31,004**	**31,004**	**31,004**	**20,765**	
9055 DISABILITY										
G9055-850000	INSURANCE	628	600	600	451	600	600	180	600	
TOTAL DISABILITY		**628**	**600**	**600**	**451**	**600**	**600**	**180**	**600**	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	562,651	383,790	383,790	566,523	406,244	406,244	288,970	437,000	
G9060-840100	MEDICARE REIMBURSEMENT	18,731	17,412	17,412	25,506	24,982	24,982	12,654	25,308	
G9060-840500	DENTAL INSURANCE	6,997	8,704	8,704	10,031	10,036	10,036	9,617	15,670	
G9060-840600	VISION INSURANCE	1,274	1,240	1,240	1,469	1,481	1,481	971	1,381	
TOTAL HEALTH INSURANCE		**589,653**	**411,146**	**411,146**	**603,529**	**442,743**	**442,743**	**312,212**	**479,359**	

2026 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2023 YTD ACTUAL 12/31/23	2024 ADOPTED BUDGET	2024 REVISED BUDGET 12/31/24	2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 10/03/25	2025 YTD ACTUAL 10/03/25	2026 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	139,434	142,181	142,181	142,181	-	-	-		
G9710-605600	2016 PRINCIPAL	281,785	286,644	286,644	286,644	291,502	291,502	291,502	296,360	
G9710-605700	2018 PRINCIPAL	131,946	135,742	135,742	135,742	140,487	140,487	140,487	144,286	
G9710-605900	2021 PRINCIPAL	299,817	310,525	310,525	310,525	314,092	314,092	-	324,801	
G9710-705500	2014 (2005) INTEREST	6,866	3,555	3,555	3,555	-	-	-		
G9710-705600	2016 INTEREST	140,604	134,920	134,920	134,920	129,139	129,139	66,027	123,260	
G9710-705700	2018 INTEREST	98,110	94,095	94,095	94,095	89,952	89,952	46,029	85,680	
G9710-705900	2021 INTEREST	281,275	274,408	274,408	274,408	267,381	267,381	-	260,194	
TOTAL SERIAL BONDS		**1,379,837**	**1,382,070**	**1,382,070**	**1,382,070**	**1,232,553**	**1,232,553**	**544,045**	**1,234,581**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest					180,000	180,000	-	180,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**-**	**-**	**-**	**180,000**	**180,000**	**-**	**180,000**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	390,000	-	-	100,000	-	-	-		
TOTAL INTERFUND TRANSFERS		**390,000**	**-**	**-**	**100,000**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**5,084,921**	**5,293,477**	**5,301,346**	**5,156,468**	**5,412,667**	**5,412,793**	**2,933,949**	**5,380,212**	

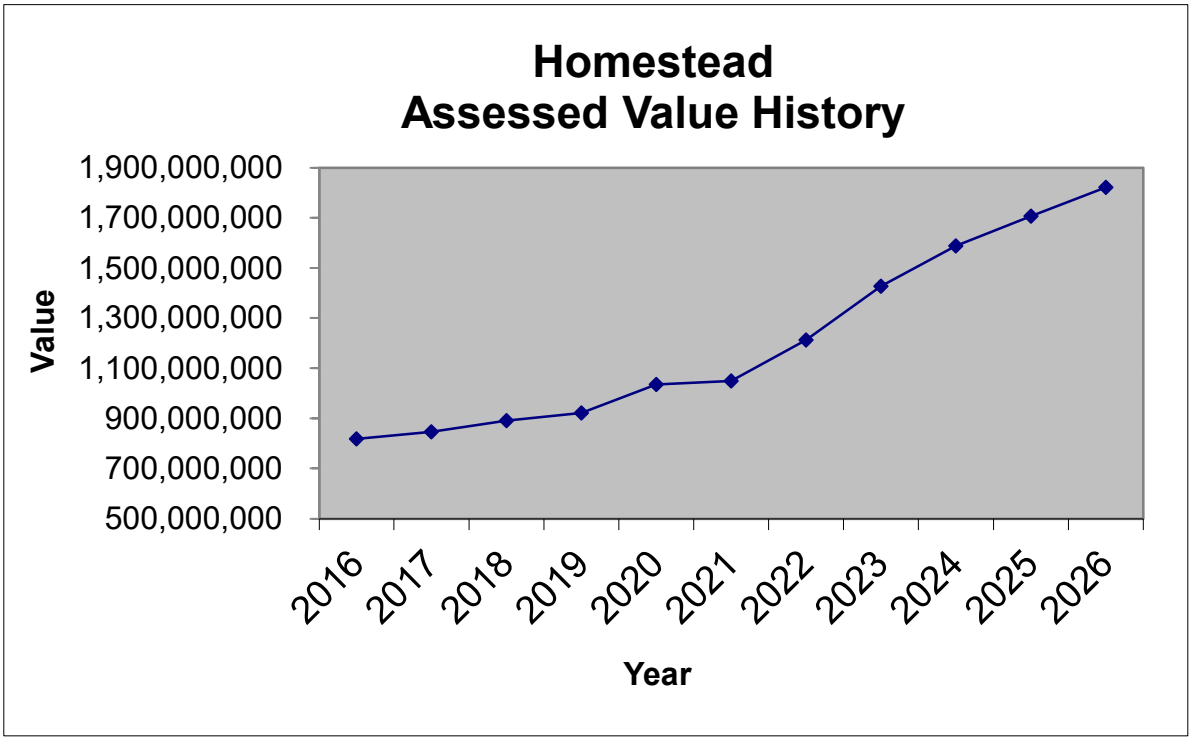
SEWER FUND REVENUE (G)		2023 YTD ACTUAL	2024 ADOPTED BUDGET	2024 REVISED BUDGET	2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 PROPOSED BUDGET	COMMENTS
		12/31/23		12/31/24	12/31/24		10/03/25	10/03/25		
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMEN	42,461	42,889	42,889	45,806	47,171	47,171	33,300	53,973	
G8110-126001	DENTAL INSURANCE REIMBURSEMEN	8,659	8,704	8,704	11,775	13,355	13,355	7,610	12,545	
G8110-212000	SEWER RENTS	1,194,630	1,341,884	1,341,884	1,286,801	1,382,141	1,382,141	985,517	1,392,594	
G8110-212001	CORRECTIONAL FACILITY	735,965	832,500	832,500	777,091	758,000	758,000	370,329	758,000	
G8110-212003	TOWN OF FISHKILL	1,532,647	1,234,000	1,234,000	1,346,072	1,420,000	1,420,000	522,081	1,225,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	468			403			594	400	
G8110-212008	DUTCHESS STADIUM SEWER	3,082	1,500	1,500	7,336	5,000	5,000	5,738	5,000	
G8110-212009	DC TRANSPORT CENTER SEWER	337			180			94		
G8110-212800	SEWER PENALTY	5,155	6,000	6,000	5,552	6,000	6,000	5,329	6,000	
G8110-240100	INTEREST & EARNINGS	43,666	10,000	10,000	31,886	13,000	13,000	13,606	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	100,668	45,000	45,000	140,932	75,000	75,000	28,230	70,000	
G8110-265000	SALE OF SCRAP									
G8110-277000	MISCELLANEOUS REVENUE	250						40,000		
TOTAL SEWER ADMINISTRATION		**3,667,988**	**3,522,477**	**3,522,477**	**3,653,834**	**3,719,667**	**3,719,667**	**2,012,428**	**3,536,512**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	169,510	161,000	161,000	62,457	59,000	59,000	57,668	82,400	
G8130-212204	HAULER FEES BILLED MONTHLY	1,456,541	1,610,000	1,610,000	1,640,425	1,634,000	1,634,000	1,278,975	1,761,300	
TOTAL WATER POLLUTION CONTROL		**1,626,051**	**1,771,000**	**1,771,000**	**1,702,882**	**1,693,000**	**1,693,000**	**1,336,643**	**1,843,700**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	-	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS										
TOTAL SEWER REVENUES		**5,294,039**	**5,293,477**	**5,293,477**	**5,356,716**	**5,412,667**	**5,412,667**	**3,349,071**	**5,380,212**	

CITY OF BEACON
TAX CAP CALCULATION
2026

	Proposed 2026 Budget	Allowable 2026 Budget
Prior year tax levy	13,247,051	13,247,051
Tax base growth factor % (increase in tax base)	2.04%	2.04%
	13,517,291	**13,517,291**
Add: Prior Year PILOTS	337,000	337,000
	13,854,291	13,854,291
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	14,131,377	14,131,377
Less: Current year PILOTS	(352,500)	(352,500)
Tax Levy limit	13,778,877	13,778,877
Available carry over from prior year (used)	202,077	202,077
Tax Levy limit before Exlcusions	13,980,954	13,980,954
Add: Exclusions	-	-
Tax levy limit	13,980,954	13,980,954
Use of fund balance	-	-
Available carry over to next year	(100,716)	
Loss of available carry over to next year		
Actual Tax levied	13,880,238	13,980,954
Dollar growth	633,187	733,903
Effective tax levy increase %	4.78%	5.54%

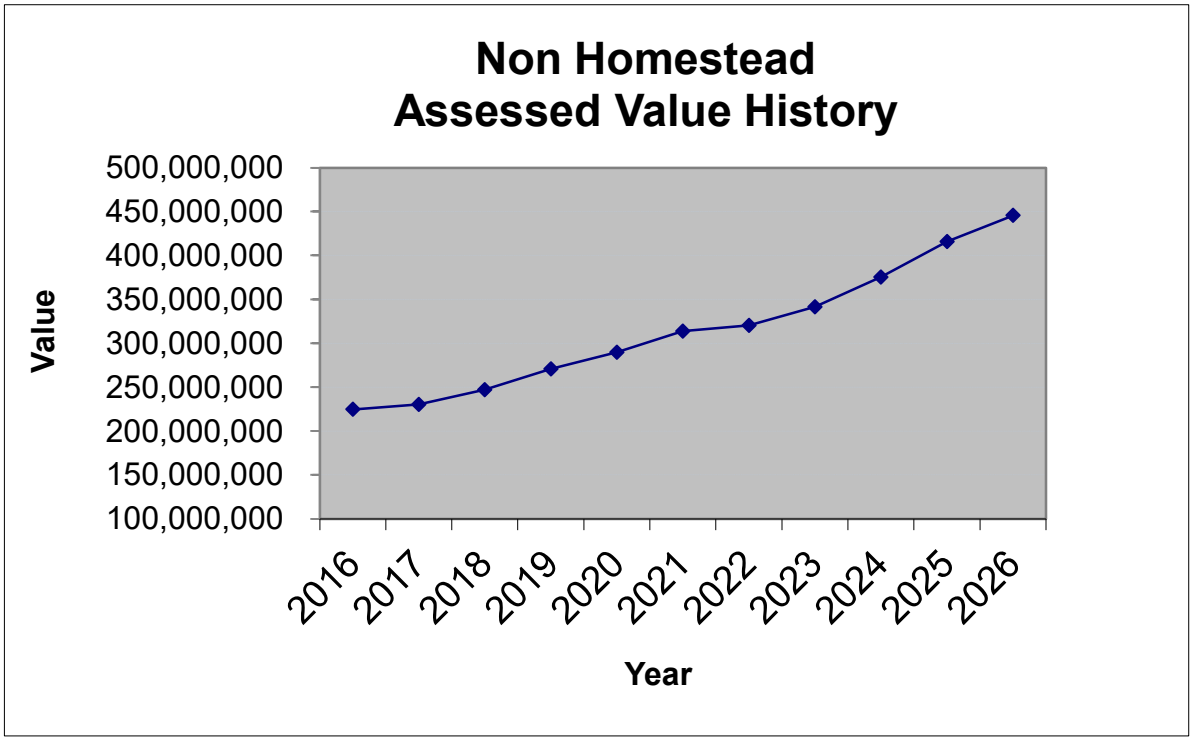
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2016-2026

YEAR	VALUE	
2016	817,959,464	
2017	846,174,024	
2018	890,121,552	
2019	921,272,380	
2020	1,035,407,247	
2021	1,049,204,857	
2022	1,212,207,405	
2023	1,426,130,810	
2024	1,587,292,505	
2025	1,705,642,304	
2026	1,821,036,869	as of 10/3/25



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2016-2026

Tax YEAR	VALUE	
2016	224,589,575	
2017	230,385,626	
2018	246,894,305	
2019	270,710,226	
2020	289,494,865	
2021	313,815,987	
2022	320,365,120	
2023	341,303,420	
2024	375,359,513	
2025	415,844,001	
2026	445,694,113	as of 10/3/25

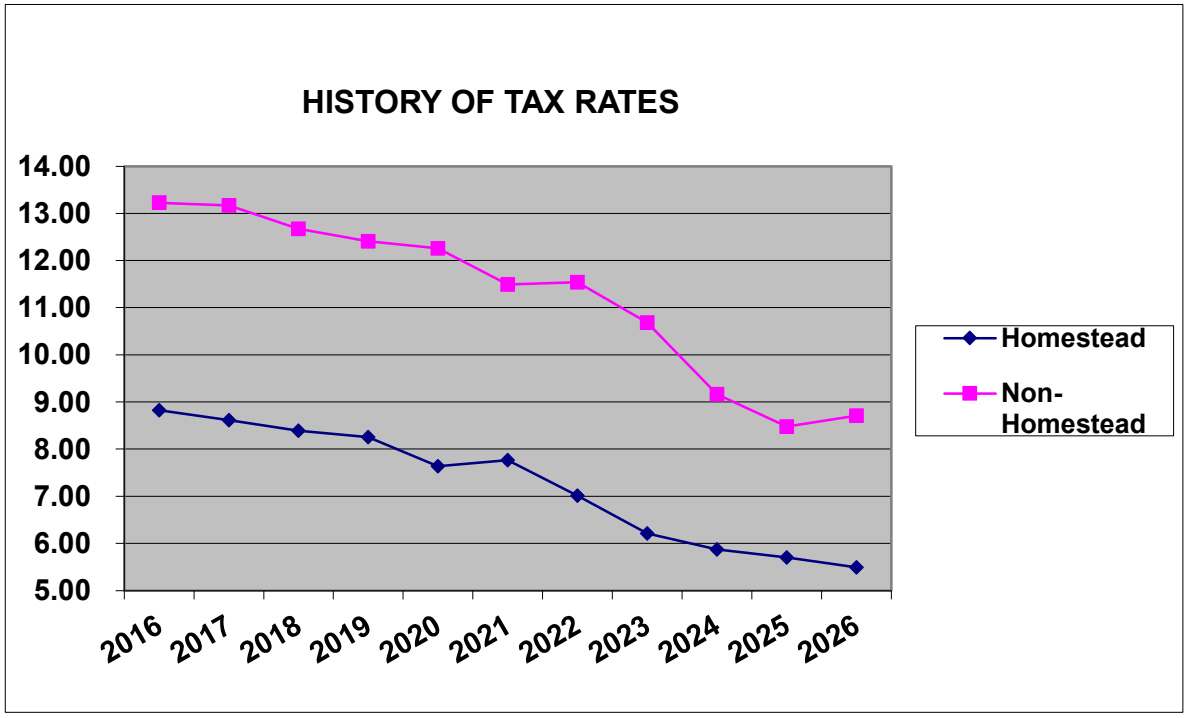


CITY OF BEACON
TAX LEVY
HISTORY
2016-2026

	YEAR	LEVY AMOUNT	FUND BALANCE TO OFFSET LEVY
	2016	10,188,230	400,000
	2017	10,319,219	247,500
	2018	10,593,191	162,980
	2019	10,964,181	148,317
	2020	11,455,743	379,842
	2021	11,751,122	2,273,843
	2022	12,293,218	585,000
	2023	12,507,397	200,000
	2024	12,757,008	253,100
	2025	13,247,051	75,000
Proposed	2026	13,880,238	75,000

CITY OF BEACON
HISTORY OF TAX RATES
2016-2026

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	2016	8.82	2016	13.23
	2017	8.61	2017	13.17
	2018	8.39	2018	12.67
	2019	8.25	2019	12.41
	2020	7.64	2020	12.26
	2021	7.76	2021	11.49
	2022	7.01	2022	11.54
	2023	6.21	2023	10.68
	2024	5.87	2024	9.16
	2025	5.70	2025	8.48
Proposed	2026	5.49	2026	8.71



NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Budget to Budget Change
Administrator	2.0	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	1.0
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	-
Highway	15.0	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	(1.0)
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	34.0	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	1.5	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	-
Recycle	3.0	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	10.0	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	-
Totals	114.0	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	1.0

2026 PROPOSED BUDGET SUMMARY PRESENTATION

OCTOBER 6, 2025

South Avenue Park Project Ribbon Cutting
August 8, 2025

BUDGET TIMELINE

October 6:	Mayor's Budget Message Summary Presentation
October 14:	Police, Fire, and Recreation Department Presentations
October 20:	Vote to Set Public Hearing
October 27:	Highway, Water, and Sewer Department Presentations.
November 3:	Public Hearing Opens
December 15:	Final Mtg for Budget Adoption

BUDGET OVERVIEW

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

The proposed spending plan totals $37.5 Million:

- $27.8 Million in the General Fund (Increase of 5.9% from 2025)
- $4.3 Million in the Water Fund (Increase of .6% from 2025)
- $5.4 Million in the Sewer Fund (Decrease of .6% from 2025)

The budget proposes to decrease property tax rates for homes and modestly increase tax rates for commercial properties. Water and sewer rates would rise 6% respectively.

Based on the Adjusted Rate Proportions, taxes on average homes would increase 2.6% in 2026, and taxes on commercial properties would increase 2.7% in 2026. The tax increases have been mitigated significantly by the addition to the tax rolls of approximately $47 Million in new construction.

Fishkill Avenue Rehabilitation Project
Substantial Completion- Fall 2025

SIGNIFICANT ITEMS: EXPENSES

New West Main Pump Station
Completed September 2025

Budget increases are related primarily to rising employee salary and retirement costs. The proposed budget includes several promotions and a change of one temporary position to a permanent FT position (HR Budget) but proposes no other new positions.

The budget proposes the use of the $75,000 in the City's General Fund Balance to offset the tax levy increase, the same as in the prior year's Budget.

The largest year-over-year increases are: Health and Dental Insurance ($484k); Police Salaries ($176k); Fire Salaries ($156k); Retirement ($278k for ERS, Fire, and Police); and Property & Casualty Insurance ($47k).

Despite these increases, the 2026 Proposed Budget is $101k under the New York State Tax Cap limit.

SIGNIFICANT ITEMS: REVENUES

Revenue from Sales Tax is projected to increase from $6.10 million to $6.46 million. This additional funding is the result of the Sales Tax Agreement negotiated by the Mayor in 2022, which increased from 2.35% to 2.45% the percentage of sales tax the City receives in 2026.

The budget also includes $200k for the hotel occupancy tax, $140k is due to the opening of the Mirbeau Inn & Spa in 2026.

Other revenue changes include: reimbursements from employees for health & dental increased $107k (tied to increased expenses), administrative overhead charges to the Water and Sewer Funds increased $37k, and mortgage tax revenue was increase $64k based on the trending average.

Refurbished Historic Market Completed Summer 2025

BUDGET SUMMARY

	General Fund	Water Fund 6% Increase	Sewer Fund 6% Increase
Appropriations	$27,834,362	$4,346,544	$5,380,212
Total Revenue	$13,879,124	$4,346,544	$5,380,212
Balance of Appropriations	$13,955,238	-	-
Appropriated Fund Balance	$75,000	$-0-	$-0-
Proposed Tax Levy	**$13,880,238**		

For 2026 the Tax Cap is allowed to increase 5.54% which would equate to a tax levy increase of $733,903.

The proposed 2026 budget only increases the levy $633,187, which is $100,716 below the tax cap. The proposed levy increase is 4.78%.

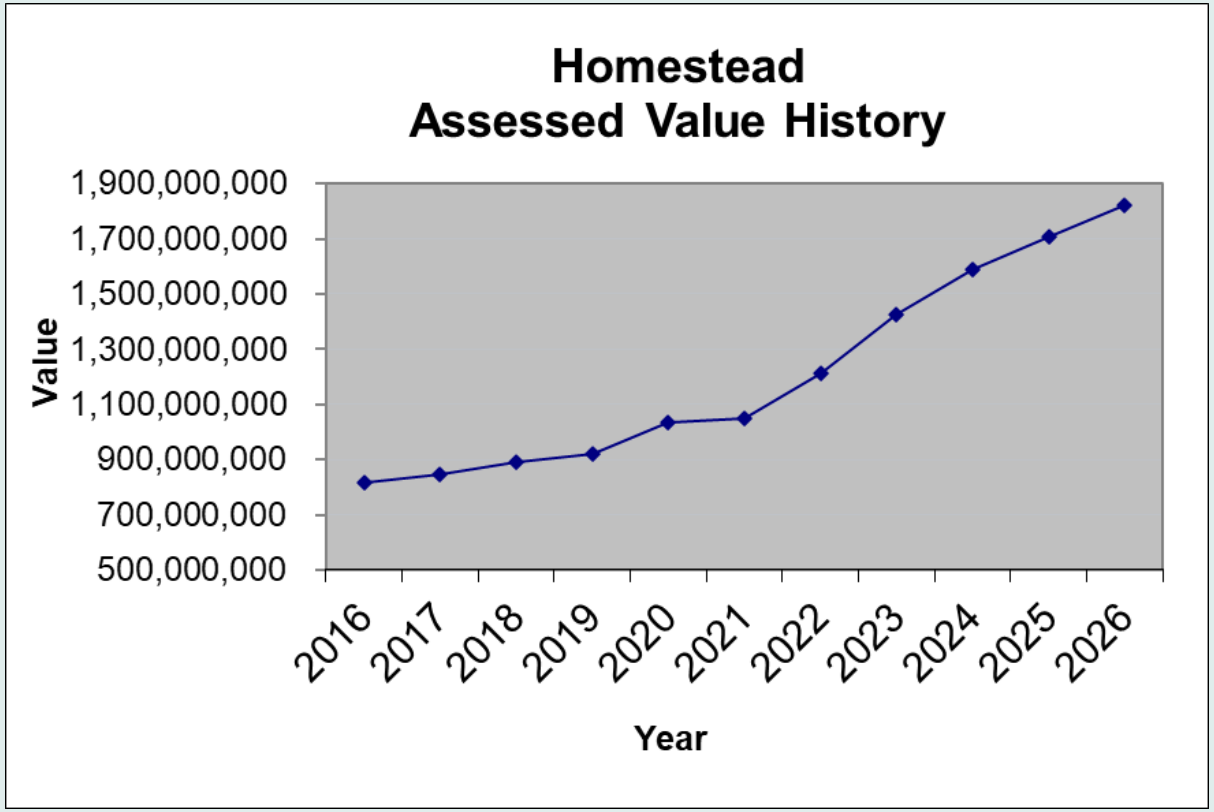
The tax cap is on the tax levy, not the tax rate.

BUDGET SUMMARY

	Homestead	Non-Homestead	Totals
Tax Levy Distribution	$9,997,888	$3,882,350	$13,880,238
Base Proportion	72.029660%	27.970340%	100.00%
2026 Tax Rate	5.490217	8.710794	
2025 Tax Rate	5.699394	8.478958	
Tax Rate Percentage Decrease	-3.6702%	2.7343%	
10/03/25- Tentative Roll	$1,821,036,869	$445,694,113	$2,266,730,982
11/26/24 – Final Roll	$1,705,642,304	$415,844,001	$2,121,486,305
Assessment Percentage Increase	6.77%	7.18%	6.85%
Assessment Base Increase	$115,394,565	$29,850,112	$145,244,677

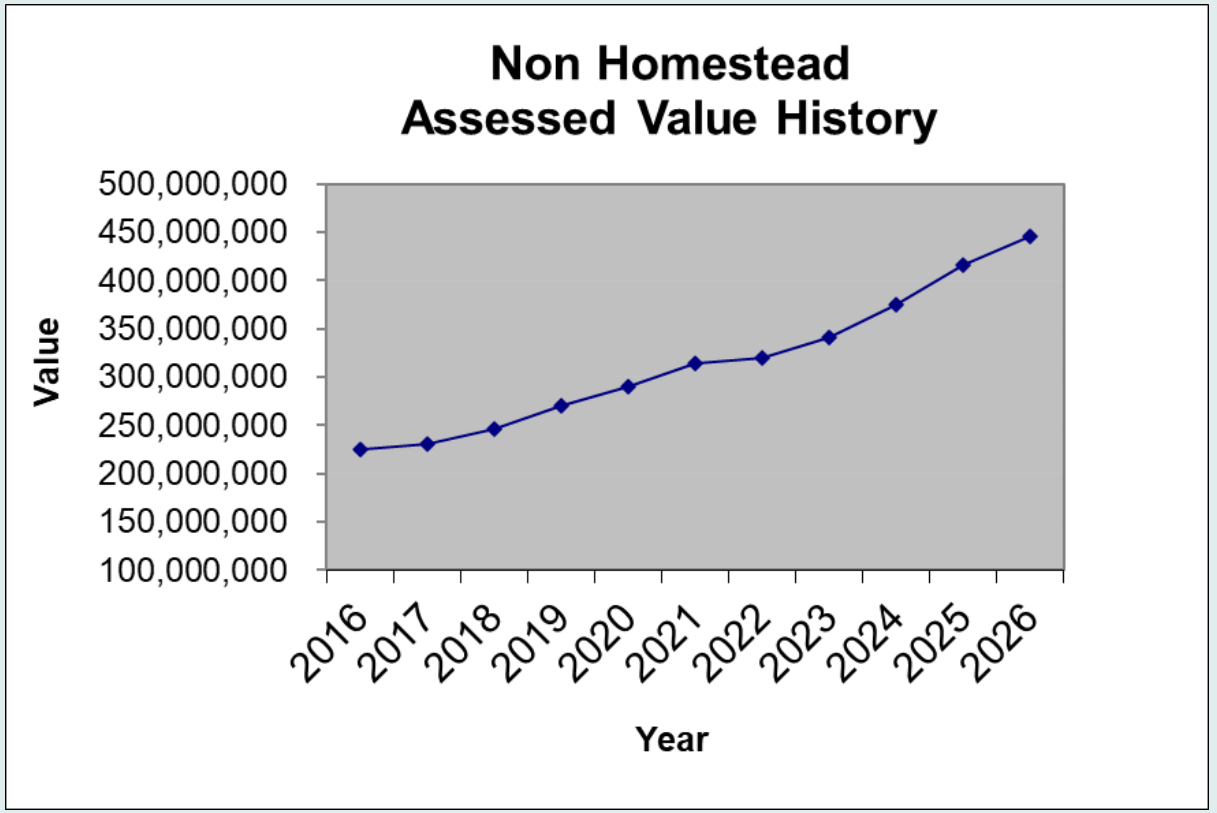
HOMESTEAD ASSESSED VALUES 2016-2026

Year	Value
2016	$817,959,464
2017	$846,174,024
2018	$890,121,552
2019	$921,272,380
2020	$1,035,407,247
2021	$1,049,204,857
2022	$1,212,207,405
2023	$1,426,130,810
2024	$1,587,292,505
2025	$1,705,642,304
2026	$1,821,036,869 *As of 10/03/25*



NON-HOMESTEAD ASSESSED VALUES 2016-2026

Year	Value
2016	$224,589,575
2017	$230,385,626
2018	$246,894,305
2019	$270,710,226
2020	$289,494,865
2021	$313,815,987
2022	$320,365,120
2023	$341,303,420
2024	$375,359,513
2025	$415,844,001
2026	$445,694,113 *As of 10/03/25*



TAX RATE HISTORY 2016-2026

Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2016	8.82	2016	13.23
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
2025	5.70	2025	8.48
*2026	5.49	*2026	8.71

*Proposed

TAX LEVY/ FUND BALANCE USE 2016-2026

Year	Levy Amount	Fund Balance to Offset Levy
2016	$10,188,230	$400,000
2017	$10,319,219	$247,500
2018	$10,593,191	$162,980
2019	$10,964,181	$148,317
2020	$11,455,743	$379,842
2021	$11,751,122	$2,273,843
2022	$12,293,218	$585,000
2023	$12,507,397	$200,000
2024	$12,757,008	$253,100
2025	$13,247,051	$75,000
*2026	$13,880,238	$75,000

CALCULATION OF TAX RATES

	Homestead	Non-Homestead	Totals
Amount to be raised by Property Taxes ("Tax Levy")			$13,880,238
Base Proportion Percentage*	72.02966%	27.97034%	100%
Tax Levy Proportioned (Levy x Base Proportion)	$9,997,888	$3,882,350	$13,880,238
Assessed Values	$1,821,036,869	$445,694,113	$2,266,730,982
2026 Proposed Rate (Per $1,000 of Assessed Value)	5.490217	8.710794	
2025 Rate (Per $1,000 of Assessed Value)	5.699940	8.478958	
2026 Percentage Rate Decrease/Increase	-3.67%	2.73%	
Tax Bill Example:			
Assessed Value of property example	$500,000	$500,000	
2026 City Tax Bill (Assessed Value/$1,000 x Rate)	$2,745.11	$4,355.40	

*Amounts determined by the New York State Office of Real Property Taxes. Currently, in draft form.

HOMESTEAD TAX IMPACT SAMPLE BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2025	$500,000	5.699394	$2,849.70
2026	$532,500*	5.490217	$2,923.54
	*6.5% Assessment Increase		
NET INCREASE- $			$73.84
NET INCREASE- %			2.59%

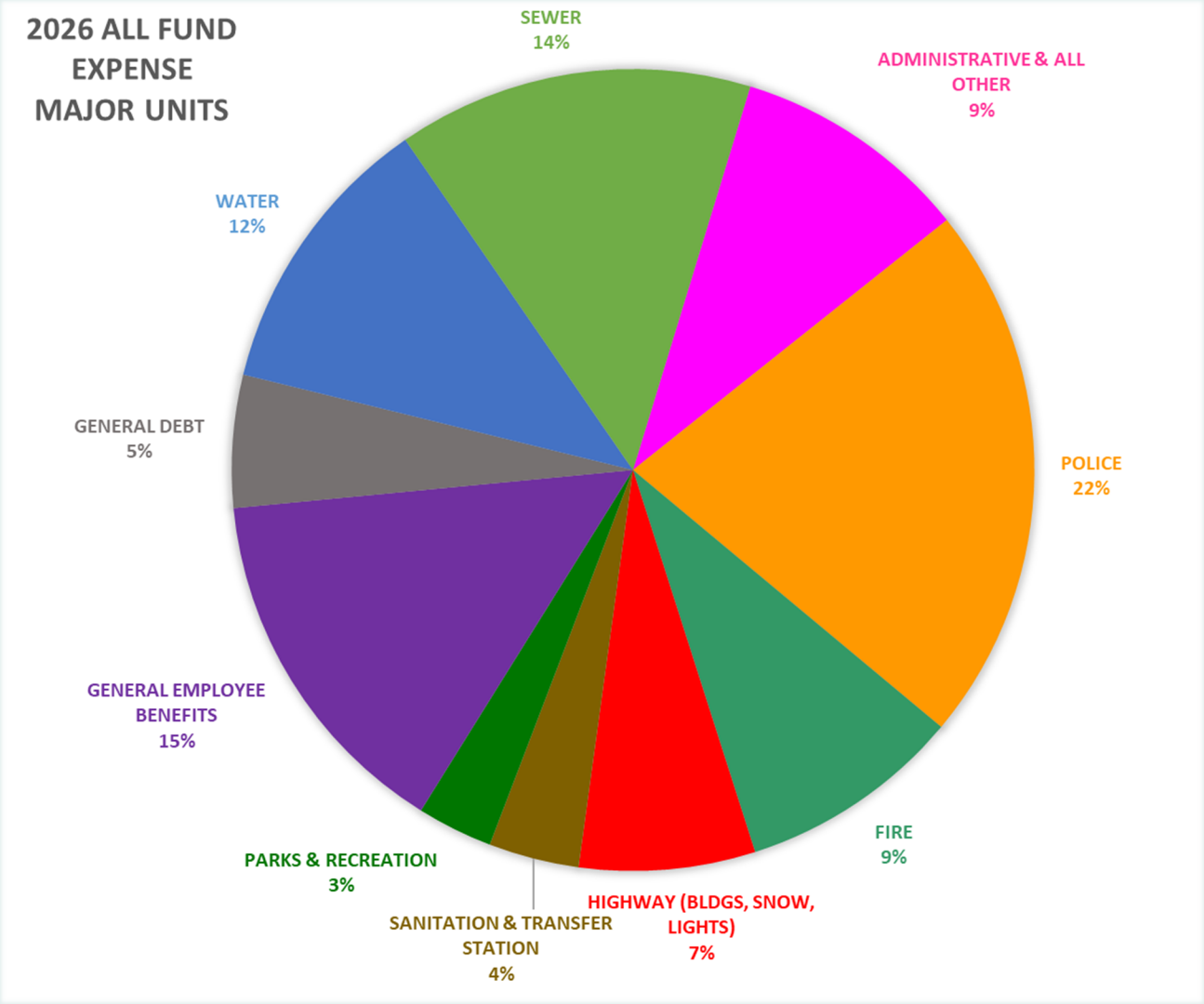
NON-HOMESTEAD TAX IMPACT SAMPLE BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2025	$500,000	8.478958	$4,239.48
2026	$500,000	8.710794	$4,355.40
NET INCREASE- $			$150.92
NET INCREASE- %			2.73%

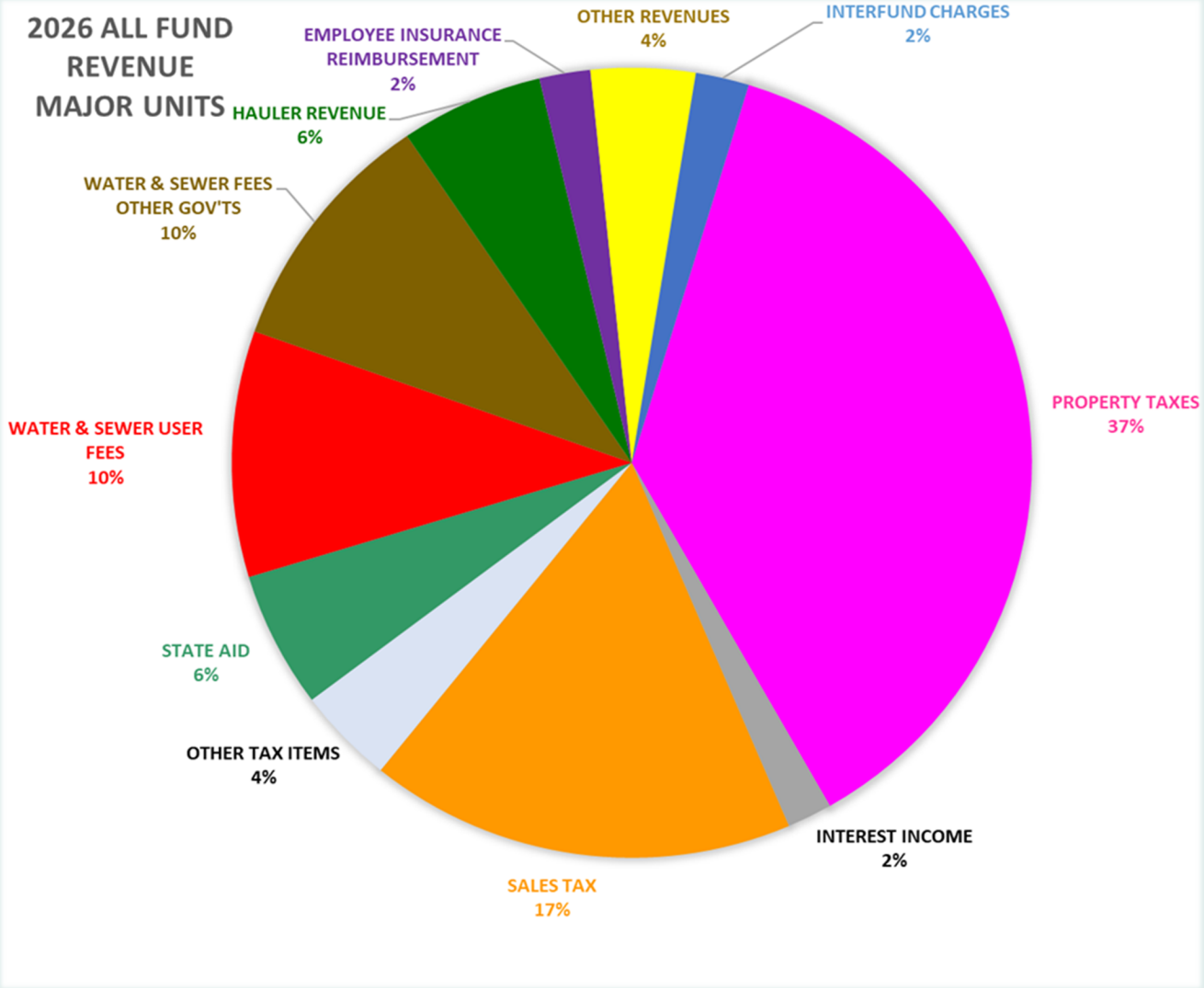
EMPLOYEES BY DEPARTMENT 2016-2026

NUMBER OF EMPLOYEES PER DEPARTMENT												
Department	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Budget to Budget Change
Administrator	2.0	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	1.0
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	-
Highway	15.0	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	(1.0)
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	34.0	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	1.5	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	-
Recycle	3.0	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	10.0	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	-
Totals	114.0	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	1.0

EXPENSE BREAKDOWN



REVENUE BREAKDOWN



INFLATION VS. TAX CHANGES 2021-2025

TAX YEAR	INFLATION (CPI)	HOMESTEAD RATE CHANGE	NON-HOMESTEAD RATE CHANGE
2021	4.70%	0.83%	-7.07%
2022	8.00%	-0.66%	3.31%
2023	4.12%	2.80%	-9.90%
2024	2.95%	3.96%	-14.23%
2025	1.94%	2.90%	-7.40%

From 2021-2025:

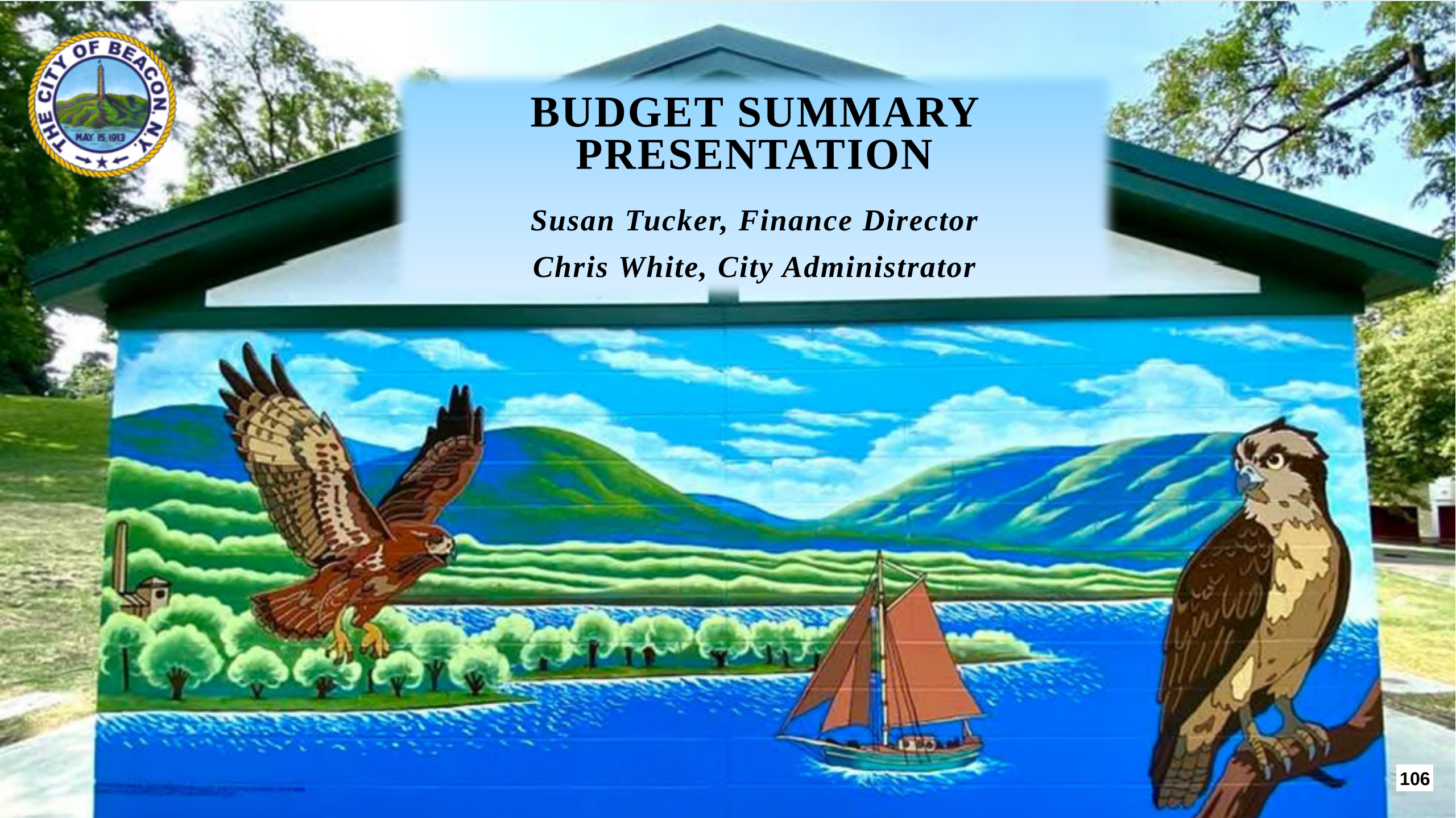
Inflation (Consumer Price Index) has increased an average of 4.34% per year.
Homestead taxes increased an average of 1.97% per year.
Non-Homestead taxes **decreased** an average of 7.06% per year.

Cumulatively, inflation increased 23.6% from 2021-2025.
Cumulatively, Homestead taxes increased 10.2% Non-Homestead taxes **decreased** by 31.3%.

BUDGET SUMMARY PRESENTATION

Susan Tucker, Finance Director

Chris White, City Administrator



CITY OF BEACON POLICE DEPARTMENT

2026 PROPOSED

OPERATING BUDGET

Chief Thomas Figlia
October 14, 2025

DEPARMENT RESPONSIBILITIES

- 24/7 Protection and Service to the community
- Ensuring public safety and a peaceful quality of life for residents, visitors and businesses
- Supports a wide array of public events such as parades, riverfront festivals and school district sporting events
- Handled 6,977 police calls in the last year
  - Includes in-progress crime, domestic disputes, noise, parking and traffic complaints
- Proactively patrols the city
- Maintains consistent community engagement

DEPARTMENT STAFFING

- 36 Sworn Members Authorized (currently 3 vacancies)
  - Includes Police Chief, Lieutenants, Sergeants, Detectives and Police Officers
- 6 Non-sworn Members
  - 2 administrative staff members, 2 full-time dispatchers and 2 part-time dispatchers
- Augmented by non-city employees
  - Full-time Behavioral Health Specialist and part-time Victim's Advocate

2025 PROJECTS AND INTITIATIVES

- Addressing Staffing Concerns
  - Started 2025 with 8 vacancies and 2 officers out on long term injury
  - Reordered background check process, commenced initiatives to improve recruitment
  - Hired 5 additional officers bringing current staffing to 33 of 36 authorized positions (2 still out on injury)
- Increased Parking and Traffic Enforcement
  - Implemented new parking enforcement system and made traffic enforcement larger focus for daily patrol
  - Traffic stops up 39% and parking enforcement up 93% year-to-date

2026 PROJECTS AND INITIATIVES

- For 2026, the department's operating budget focus continues to be on staffing stabilization and development.
- The department is again deferring major spending in other areas in order to fund contractual pay increases aimed at retaining those we recruited and creating an attractive environment for new recruits and transfers.

MAJOR ITEM CHANGES PROPOSED

Regular Salaries: Increase by $176k (6.3%)

- Increased compensation from recently passed 3-year agreement with PBA contained in proposed budget
- Department needed to raise regular salaries to attract and retain staff and mitigate overtime costs related to short staffing

Overtime: Increase by $48k (4.6%)

- Increased hourly pay also increases OT costs
- Despite recent hires, the Department will continue to contend with staff shortages and incur OT costs to cover shifts, trainings, and injuries
- New discovery laws and other demands on Detective Division also contributing to OT increases under their separate OT budget line

MAJOR ITEM CHANGES PROPOSED

Traffic Lights: Increase by $11k (100%)

- Maintenance and repair of 9 city owned traffic/crosswalk signals
- Saw a significantly increased need in 2025

Youth Program: Increase by $4k (57%)

- Expanding and improving successful youth development program
- Department has hired new officers and dispatchers who attended past youth academies

MAJOR ITEM CHANGES PROPOSED

Equipment: Decrease by $7.1k (61.8%)

- Reduced previously for this year by 54% by replacing some items currently in use
- Additional purchases not needed at this time

Less Lethal: Decrease by $10k (46.5%)

- Significantly reduced because Electronic Control Devices are now included in our contract with Axon for Body Worn Cameras

Thank you for your continued support.

City of Beacon
Fire Department
2026 Proposed Budget

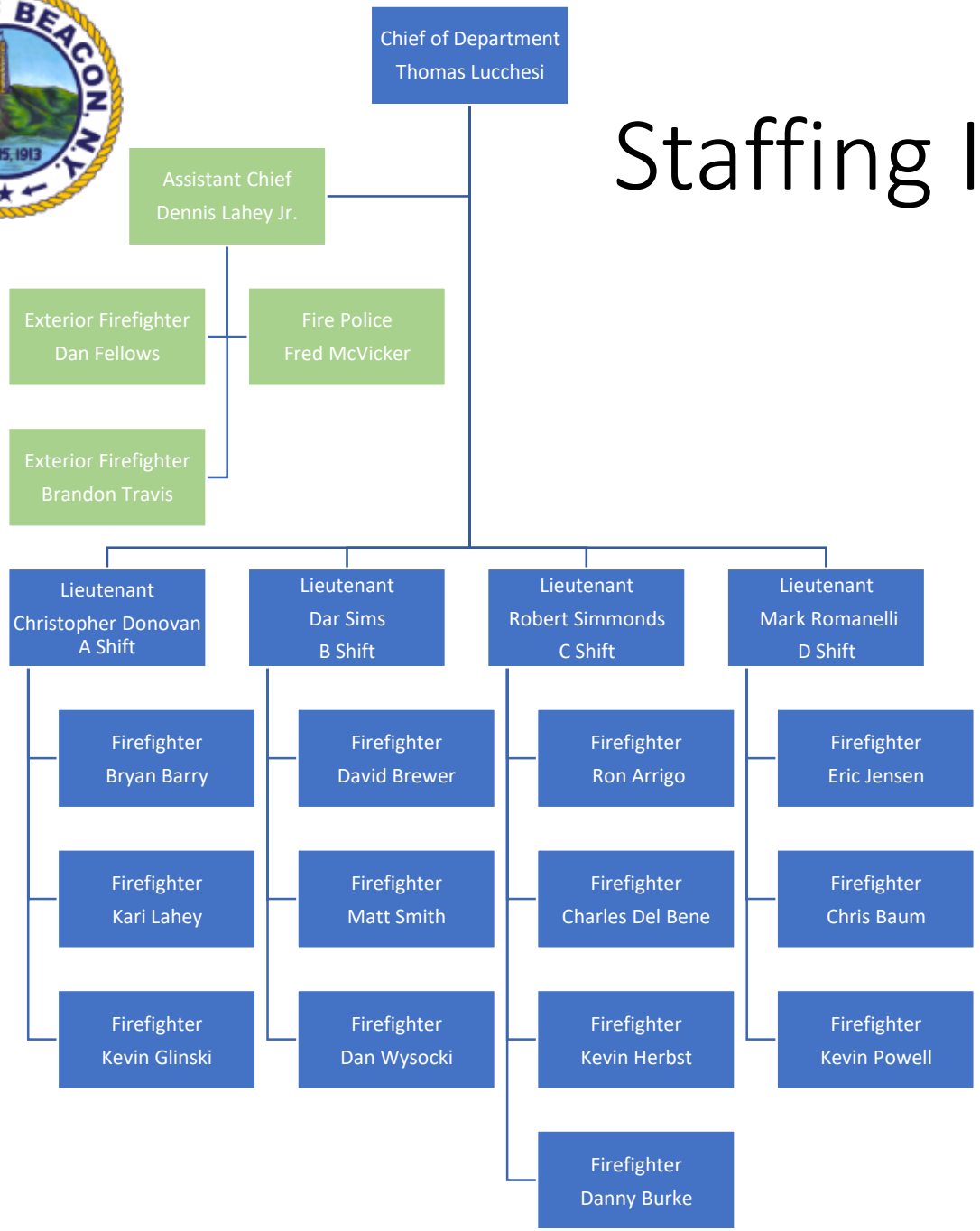
Fire Chief Thomas Lucchesi
October 14, 2025

2026 Proposed Budget Goals

The primary goal in developing the 2026 budget was to create a balanced and fiscally responsible operational plan to ensure the highest level of service to the residents of the City of Beacon.

The budget preparation included a comprehensive review of the three prior budgets, with a focus on both projected and actual expenditures to inform future planning and decision-making.

Staffing Information



- Currently, 17 Career Staff including 4 Lieutenants plus Fire Chief
- 4 Volunteer Firefighters including Assistant Chief
- Proposed Budget does not increase staffing in 2026
- The Department needs three (3) additional firefighters in near future to meet basic response demands and ensure firefighter safety.

What is NFPA 1710?

The National Fire Protection Agency created NFPA 1710 as standard for structure fire response.

It outlines the MINIMUM staffing levels for effective and safe operations for low, medium and high hazard structures.

Single Family Dwelling

Typical 2000 sq.ft., two story, single familvy dewelling with no basement and no exposures

17 Firefighters
within 8 minutes

Garden Style Apartment or Open Air Strip Mall

Typical 1200 sq.ft.. three scory, garden style, apartment buildings or £5,000 to £58,000 sq.ft open air strip shopping centers

28 Firefighters
within 8 minutes

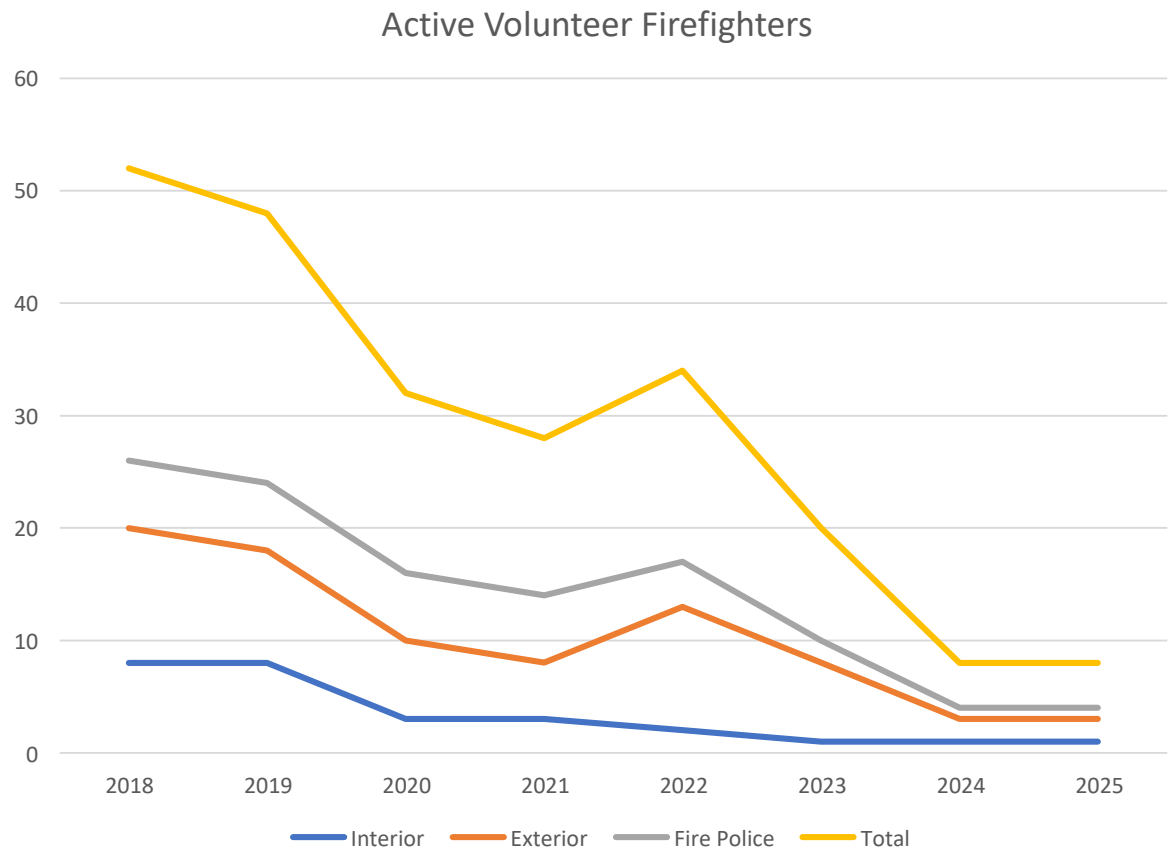
High Hazard Occupancies

Schools, Mursing Homes. Public Assembly Buildings, other structures with a high life hazard or larger fire potential

42 Firefighters
within 10 minutes

Volunteer Staffing

- Department has evolved from mostly volunteer to mostly career staff with only 4 active volunteers
- Decline in Volunteerism
  - 84% decrease since 2018
  - Similar to other departments in region and throughout NY State
- In 2025, we lost one volunteer and gained one volunteer



Significant Proposed Budget Changes

- Regular Salaries: Increase by $156k (12.7%)
  - Per contractual obligations in MOA with Union signed August 2025
- Overtime: Increase by $44.3k (11.3%)
  - Factors in hourly compensation increases and projected OT usage
- Maintenance of Equipment: Increase by $6.5k (17.8%)
  - Operating costs of new firehouse systems, including fire alarm, sprinkler, vehicle exhaust system, and emergency generator inspections
- Repair of Equipment: Increase by $22k (78.6%)
  - Significant repair costs for Ladder Truck will continue until replacement in 2028

Investing for Future Cost Savings

- Increased salaries in MOA will help retain firefighters and save on costs related to turnover, including training, OT coverage, and gear
- New health and wellness program designed to improve employee health and fitness and save on future medical costs and injury leave
- Delivery of new Ladder Truck in 2028 will reduce repair costs

Investing for Future Cost Savings

EV Nozzle Project

- Partnered with the Department of Public Works mechanics to design and fabricate a specialized “EV Nozzle” for combating lithium-ion battery vehicle fires.
- Commercial models cost: $6,000–$8,000
- City fabrication cost: $272.44

Grants Awards Lower Costs to Taxpayers

Since April of 2023, the Fire Department has successfully obtained the $96,639.10 in grant funding from Federal, State, County, and private sources including:

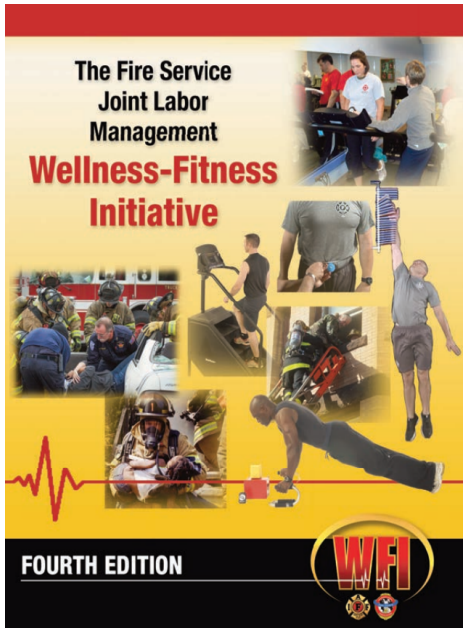
• Dutchess County MIG	$ 20,000
• NYS DEC Forestry Grants	$ 5,500
• Hudson Valley Credit Union	$ 2,000
• FEMA AFG Program	$ 67,061
• Weber Properties	$ 2,577

Continues to proactively pursue all viable grant opportunities.

2025 Department Accomplishments

- Re-established near-to-shore water rescue using inflatable rescue boat and new storage shed
  - Staff trained for boat handling and water rescue
- Acquired a used UTV to improve access to remote and challenging terrain
- Transforming the Department into a destination agency—one that firefighters aspire to join, not leave—by cultivating a positive culture, offering meaningful growth opportunities, delivering top-tier training and resources, and building a reputation as a highly progressive organization.

2026 Initiatives and Goals



- Train all career members as a Rescue Task Force (RTF) for active hostile events
- Launch a Comprehensive Health and Wellness Program
  - -Aligning with industry best practices to support firefighter safety, resilience, and well-being
  - - First Department in region to make this investment in staff
  - - Will be required by the new OSHA Emergency Response Standard
- Identify and secure funding for hire of 1-3 additional firefighters, bringing regular shift to 5 career staff

Summary Overview

Mission

Maintain exceptional fire protection and emergency services for the community

City Support

New union MOA reflects commitment to valuing, fairly compensating, and retaining firefighters.

Key Focus Areas

Personnel Cost Management, Training & Development, Health & Wellness, and Community Outreach

Goal

Continue to further develop a highly professional, proactive, and resilient fire department

City of Beacon Recreation Department
2026 Proposed Budget

Recreation Director Mark Price
October 14, 2025

Department Mission

To deliver high quality programs and activities for residents of all ages and backgrounds. Working through the Recreation Center, park facilities, and public schools, our programs reach thousands each year. Working with other City departments, we also plan and oversee improvement projects in our parks and facilities.

The Department is dedicated to enhancing the quality of life in Beacon. Our support and coordination with local committees and volunteer organizations have proven to be key to implementing great new initiatives and programs for our community.

Department Staffing

- Four (4) full-time employees, including Recreation Director, with one (1) part-time cleaner
- Eight (8) part-time afterschool program employees
- Approximately 30-50 seasonal staff for summer camp, pool, and summer laborer projects.
- Launched pilot youth employment program in 2025 for nine (9) youth during spring and summer. Funded through D.C. Workforce Investment Board .

2025 Project Highlights

South Avenue Park Rehabilitation

- First significant investment since 1990s South Avenue
- Installed Park's first permanent public restroom facility
- Renovation of tennis courts and basketball courts (fencing, surfacing, retaining walls, lighting, parking lot)
- New lighting, retaining walls, and parking lot upgrades

Skate Park (RAMPs) Rehabilitation

- Initially constructed by volunteers in 2018-2019
- Renovation based on participatory budgeting (PB) proposals
- Included repaving, new fencing, and new skate elements
- Included Art Wall installations per PB recommendations

Community Events & Initiatives

Planned Community Events and Initiatives:

- Includes Movies in the Parks, Citywide Yard Sales (spring/fall), Fourth of July Fireworks, Earth Day Cleanup
- Sponsored for 2nd year Backyard Tree Program

Expanded Settlement Camp Programs:

- Hosted summer public pool hours at reduced cost
- Continued annual free swimming lessons thanks to DC Office of Child and Family Services funding.
- Expanded 2-week summer camps from two to three sessions

Supported Sports Leagues and Programming:

- Includes Beacon Hoops summer basketball league, summer tennis camp clinic, and multi-sport camp

Youth Employment Programs

Youth Employment Program (YEP)

- Employed 2 teens for 7 weeks in City's afterschool program
- Teens received training and certification through OCFS
- Led to long-term employment with City for 1 participant
- Funded through $7k grant from DC Workforce Investment Board

Summer Youth Employment Program (YEP)

- Employed 6 teens for 6 weeks during summer (part-time)
- Youth cleaned up parks, beautified Main Street, and fixed safety hazards
- Program taught basic skills in landscaping, facility maintenance, and repairs
- Funded through $14k grant from DC Workforce Investment Board

Beacon City Schools Partnership

Afterschool Programs In Public Schools

- Operated Afterschool Programs at JV Forrestal, South Ave, and Seargent Schools
- Served 384 students over 40 weeks of school

Participatory Budgeting/ Participation in Gov't.

- Worked with High School seniors on proposals for PB initiative
- Made presentations at Participation in Government classes
- Implement several PB project, including Skate Park improvements, Art Wall installation, and installation of a nature seating area at Hiddenbrooke Park

Structured Volunteer Opportunities

- Hosted and supported 6 student volunteers earning Civic Readiness Seal
- Worked with 25 NHS and other students on park cleanup and other projects

Significant Proposed Changes

Regular Salaries: Increase by $14.3k (8.2%)

- Reflects salary increases from 2025 CSEA agreement

Afterschool Counselors: Increase by $14k (12.5%)

- Increased staff compensation

Afterschool Activity Specialists: Reduce by 6.3k (25%)

- Shift funding to staff and in-house programming

Lifeguards: Increase by $9k (23.7%)

- Increased staff compensation and reflected 2025 usage of actual hours staffed

Thank you for your support!

2026 Proposed Budget

Michael Manzi
Superintendent of Streets
October 27, 2025

Department Responsibilities

Highway Dept Dump Truck

Annual Street Milling & Paving

Maintain and repair City infrastructure (except water/ sewer)

- Storm basins and stormwater system (MS4 inspections)
- Street lights, signage, garbage receptacles, street trees, benches
- Bridges and culverts

Manage and clean buildings, grounds, and vehicles

- City Hall, Highway Garage, Transfer Station, Memorial Bldg., Visitor Center, WWTP Admin Bldg., Firehouse
- City parks, recreational facilities, and other properties
- Vehicle fleet and equipment

Care for all streets, sidewalks, and parking lots

- 55 Miles of City streets (plowing, milling, paving, repairs)
- Public sidewalks, ADA ramps, and parking lots
- Road shoulders (moving, trimming, tree care)

Oversee sanitation, recycling, and brush/ leaf removal

Support public events and quality-of-life initiatives

Department Staffing

Budgeted for 23 full-time employees (FTEs):

- Superintendent of Streets (1)
- Administrative assistant (1)
- Highway Division staff (12)
- Parks employees (2)
- Transfer Station staff (2)
- Public Buildings workers (2)
- Automotive Mechanics (3)

The Department is augmented with seasonal parks staff and a part-time worker at the Transfer Station. There are no proposed staffing increases or reductions proposed for 2026.

Veteran Banners Installed by Highway Staff

Highway Staff Replacing Main Street Sidewalk & Street Tree

Renovated Police Locker Room-
First Improvement since 1996

Newly Painted City Hall Exterior

2025 Accomplishments

- Completed Exterior Repainting/ Wood Repair of City Hall Bldg.
- Renovated Police Men's Locker Room and Fitness Room
- Supported the renovation of Memorial Park Skate Park
- Installed Fire Dept Boat Storage Structure at Waterfront
- Resurfaced and restriped Van Nydeck Parking Lots
- Milling and Paving of 15 City streets (2nd round in progress)
- Installed 24 new ADA compliant curb ramps

Other Activities

- Prepared Beacon Engine and Mase Firehouses for sale
- Launched E-Waste Recycling Program at Transfer Station
- Assisted Court with technology upgrades/ installations
- Started drainage replacement project on Depuyster Avenue
- Seal coated and restriped Henry Street Parking Lot

2026 Projects and Initiatives

- Milling and Paving of Fishkill Avenue (Blackburn Ave to Prospect Street)- Spring
- Renovation of the Police Women's Locker Room and Dispatch Room at City Hall
- Installation and commissioning of new PV solar installation on Highway Dept Garage Roof
- Additional milling and paving/ ADA curb ramps
- Completion of Fishkill Avenue (if necessary)
- Deploy salt brine system for Winter 2027
- Continue work with City Clerk to review files stored at Transfer Station for decades

Highway Garage Solar Project
Starting Late 2025/ Completion Spring 2026

Transfer Station- Review of File Archives

Significant Proposed Budget Changes

- Regular Salaries Increases (per 2024 MOA with CSEA)
  - Public Buildings- $68k to $74k
  - Highway- $1.154 million to $1.277 million
  - Park- $150k to $167k
- Public Buildings- Tompkins Hose Electric
  - Increased from $15k to $30k; consolidates 3 stations to 1 station
  - Electric heating and hot water replaced with all-electric systems
- Park- Janitor Services
  - Decreased from $30k to $11.8k
  - Services rebid in 2025 with new locally-based vendor

Wolcott Avenue Historic Marker
Refurbished 2025

Thank you!
Questions?

City of Beacon
Water and Sewer Department
2026 Proposed Budget

Edward Balicki
Superintendent of Water and Sewers
October 27, 2025

Melzingah Reservoir

Department Responsibilities

Repaired hydrant valve and sidewalk

Pipe Gallery at Water Treatment Plant

Provide safe potable water and maintain critical infrastructure for supply and distribution:

- Water Treatment Plant at 470 Liberty Street
- Three reservoirs (Cargill, Mt. Beacon, and Melzingah), two municipal wells, and three water storage tanks (Fairview, Howland and Mt. Beacon)
- Transmission and distribution piping (55 miles) and Helen Ct. Booster Station
- Fire hydrants (580), water valves (1,500), and water meters (4,500+)
- Manholes (1,300) and easements for water and sewer infrastructure
- Regulatory compliance, including inspections, reporting, and sampling

Maintain sanitary sewer infrastructure for collection of wastewater:

- Extensive network of sanitary sewer mains (50 miles+)
- Pump stations (5) at West Main St, Fishkill Ave, Monell Place, Church St, and Fairways Lane)

Department Staffing

Water Filtration Plant:

- Superintendent of Water and Sewers (1)
- Chief Water Plant Operator (1)
- Water Plant Operator (1)
- Staffed one shift 7 days/week, 365 days/year

Water and Sewer Staffing ("Road Crew"):

- Working Supervisor (1)
- Heavy Equipment Operators (2)
- Water and Sewer Maintenance Mechanics (2)
- Water and Sewer Maintenance Helpers (4)
- Staffed Monday thru Friday/ Emergencies calls
- Two Seasonal Staff support Summer projects

Water main repair on Heaney Drive

Hydrant Lateral Repair Main St near Dummy Light

Manhole Replacement- Main St and Teller Ave

Dredging of Pocket Reservoir

2025 Accomplishments:

- Water Meter Upgrade Capital Project (4,500 meters)
- West Main Pump Station and Force Main Project
- Fishkill Ave water/sewer main project (60+% complete)
- Manhole repair at Main Street/ Teller Avenue
- Supported Fishkill and Teller Avenue Rehabilitation Project
- Pocket Reservoir Dredging
- Investigation of Drinking Water Well #1

Other Activities:

- Annual cleaning and preparation of City pool (w/ Rec)
- Reinforced stone shoring along Riverfront Park (w/ Rec)
- Snow plowing and removal (w/ Highway)
- Annual milling and paving (w/ Highway)
- Emergency water main leak repairs
- Sanitary sewer maintenance
- Reservoir inspection and maintenance
- US EPA Lead Service Line Inventory (LSL)

Update on Fishkill Avenue Water and Sewer Project:

- To date, more than 1,000 CY of additional rock removal has been required, slowing progress by many weeks
- The Project is now estimated for completion by 12/15/25
- Interim paving will be done for the winter but the final milling and paving will be moved back to Spring 2026.

Water Conservation Initiatives

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	2.388	2.505	2.786	2.583	2.354	2.273	2.11	2.503	2.208	2.214
February	2.553	2.598	2.667	2.606	2.559	2.302	2.12	2.399	2.23	2.453
March	2.612	2.611	2.479	2.486	2.521	2.325	2.1	2.278	2.107	2.244
April	2.544	2.637	2.479	2.536	2.31	2.327	2.19	2.265	2.136	2.204
May	2.653	2.645	2.405	2.508	2.387	2.343	2.39	2.278	2.255	2.261
June	2.577	2.654	2.492	2.52	2.356	2.482	2.392	2.402	2.368	2.425
July	2.667	2.844	2.538	2.616	2.627	2.324	2.35	2.572	2.175	2.386
August	2.656	2.832	2.519	2.359	2.37	2.295	2.376	2.658	2.115	2.298
September	2.525	2.809	2.429	2.326	2.363	2.174	2.275	2.268	2.074	2.239
October	2.547	2.577	2.316	2.218	2.259	2.062	2.317	2.105	1.915	2.143
November	2.316	2.549	2.346	2.292	2.214	2.043	2.314	2.04	1.965	2.09
December	2.361	2.657	2.316	2.266	2.1	2.024	2.31	2.107	2.063	2.068
	2.53325	2.659833	2.481	2.443	2.368333	2.247833	2.270333	2.322917	2.13425	2.252083

From 2015 to 2024, average water distribution declined by 400,000 gallons/day (15% reduction)

****

Resulted from annual leak detection, rehabilitation of reservoirs, and continued modernization of the Water Treatment Plant (including automated valving, new control sensors, best management practices, and fully operational SCADA system with remote site communications)

****

The water saved represents 55 days of water use annually based on average water distribution

2026 Projects and Initiatives

- Construction of new Mt Beacon Water Storage Tank
- Rehabilitation of Melzingah Reservoir Dam
  (contingent on NY State grant funding award)
- Engineering design of Cargill Reservoir Water Main Project
- Lead Service Line Inventory continuation
- Construction of Monell Pump Station
- Completion of Water Meter Upgrades (160 accounts/
  approx. 3-4 percent of customers still pending)
- Sanitary Sewer Infiltration and Inflow Investigations (I&I) and
  manhole repairs

Melzingah Reservoir Dam

Mount Beacon Water Storage Tank

Significant Proposed Budget Changes

- Contingency: Reduced from $52k to $10k
  - In 2025, Contingency included CSEA Salary Increases that had not yet passed
  - In 2026, those amounts are in the Salaries budget line
- Consultant (Water Administration): Increased from $35k to $50K
  - Engineering consulting for NYSDOH and US EPA mandates
- Regular Salaries (Water Purification): Increased from $232k to $258k
  - Per contractual obligations in MOA with CSEA signed in 2024
- Regular Salaries (Water Distribution): Increased from $519k to $553k
  - Per contractual obligations in MOA with CSEA signed in 2024

West Main Pump Station and Force Main Project
Completed October 2025

Thank you!
Questions?

City of Beacon
Wastewater Treatment Plant
2026 Proposed Budget

David Tavernier
Chief Wastewater Treatment Plant Operator
October 27, 2025

WWTP at 96 Dennings Avenue

Department Responsibilities

Clean Effluent Discharged to Hudson River

Chlorine Contact Tank for Wastewater Disinfection

The Department's mission is to provide sound disposal and treatment for wastewater and septage system waste in order to ensure the protection of human health and the Hudson River to which the WWTP discharges clean effluent.

The City operates and maintains the Wastewater Treatment Plant ("WWTP") at 96 Dennings Avenue, which receives an average daily flow of 3 million gallons per day ("MGD") and has a design capacity of 6 MGD. The WWTP is classified as a 4A Facility utilizing an activated sludge process to break down wastes.

In addition to the wastewater received through the City's extensive network of collection pipes, the plant also processes over 750,000 gallons of septage sludge and private wastewater per week, which is trucked in by haulers who are charged a fee for disposal that offsets costs for City of Beacon residents.

Department Staffing

Current WWTP staffing (10 FTEs):

- Chief WWTP Operator (1)
- Senior WWTP Operator (1)
- WWTP Operators (3)
- WWTP Mechanics (4)
- Senior Maintenance Mechanic (1)- Vacant

The WWTP operates 2 shifts Monday-Friday and 1 shift Saturday and Sunday, 365 days a year.

The City is continuing to work to identify a qualitied senior maintenance mechanic but is proposing no new positions in the 2026 Budget.

Water Plant Operator Conducting Testing

WWTP Administration Building

Solids Dewatering Project Started Early 2025

Interior Renovations of Dewatering Bldg.

2025 Accomplishments:

- Launched Dewatering Upgrade to replace failing belt press with new centrifuges and modernize Dewatering Bldg.
- Completed roof replacement of Administration Bldg.
- Continued upgrades of facility with interior painting and installation of new heat pumps in staff break room and locker room
- Commenced engineering design for the replacement and reconfiguration of aeration blowers
- Reconstructed deteriorated exterior stairwell (thanks to Highway Dept staff)

2026 Projects and Initiatives

- Complete Dewatering System upgrade and decommission belt press system/ adjust shifts based on new efficiencies
- Finish engineering design for aeration blower project and install new configuration of units
- Continue migration from Emaint vendor to Helix Intel (through NYMIR) for Computerized Maintenance Management System (CMMS)
- Procure sludge removal services at end of current contract in mid-2026

Aeration Blowers to be Replaced in 2026
Transition to Smaller Units

Hauler Receiving Station
More Dependable Dewatering will Increase Hauler Revenues

Significant Proposed Budget Changes

Increases to 8130 Water Pollution Control

- Regular Salaries: Increase from $715k to $793k (+10.9%)
  Based on 2024 CSEA Agreement; step increases for employees
- Overtime: Increase from $97k to $115k (+18.6% increase)
  Based on salary increases, expanding rain event overnight staffing, and shift coverage for employee leaves (exacerbated by unfilled vacancy)
- Chemicals- Increase from $188k to $203K (+8% increase)
  Key treatment chemicals like chlorine, neutralizers, oxidizers, and polymers impacted by limited manufacturing capacity, high demand, and few suppliers

Significant Proposed Budget Changes

Decreases to 8130 Water Pollution Control

- Repair of Equipment- Decrease from $160k to $116k (-27.5%)

  Capital investments that replace aging equipment projected to reduce. As a result, the need for costly repairs

- Purchase of Equipment- Decrease from $78k to $60k (-22.7%)

  By proactively investing in high-quality equipment, we've significantly reduced the need for frequent replacements and unplanned replacement purchases

- Software and Support- Decrease $11.3k to $2.8k (-75%)

  City transitioning from contracted paid CMMS service to free software offered by the City's insurer, NYMIR. , we eliminate annual fee for software service.

The WWTP ensures that the City of Beacon's wastewater does not adversely impact the Hudson River or public health.

Thank you!
Questions?

City of Beacon City Council Agenda
11/03/2025

Title:

Public Hearing for a Proposed Local Law Concerning the Train Station District (to be adjourned to November 17, 2025)

ATTACHMENTS

Dutchess County Planning Memorandum Regarding Proposed Local Law Concerning the Train Station District

Draft Schedule of Dimensional Regulations

Draft Local Law Concerning the Train Station District

Draft Schedule of Permitted Uses

Draft Local Law Concerning the Train Station District - FEAF, Part 1

City of Beacon Zoning Map

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law Concerning the Train Station District**

Applicant: **City of Beacon**

Address of Property:

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☑ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **10/31/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **10/10/2025**	Notes:	☐ Major Project
Date Received: **10/10/2025**		Referral #: **ZR25-296**
Date Requested: **10/31/2025**		
Date Required: **11/9/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **10/28/2025**		

223 Attachment 1

City of Beacon

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

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

NOTES:

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

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

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

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

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

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

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

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

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

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

PROPOSED LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE TRAIN STATION (TS) DISTRICT

A LOCAL LAW to amend Chapter 223 of the Beacon City Code concerning the change of the Waterfront Development (WD) Zoning District into the Train Station (TS) District .

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

Section 1. Chapter 223 of the Beacon City Code, Article II – Establishment of Districts; Map; Boundaries, Section 223-2 entitled "Establishment of Districts," Subsection E is hereby amended as follows:

§ 223-2 **Establishment of districts.**

…

E. ~~WD Waterfront Development~~TS Train Station District ~~Zone~~.

…

Section 2. Chapter 223 of the Beacon City Code, Article II – Establishment of Districts; Map; Boundaries, Section 223-3 entitled "Zoning Map" is hereby amended to change the name of the "Waterfront Development" and "WD" zoning district labels shown on the Zoning Map of the City of Beacon to the "Train Station District" and "TS" zoning district, respectively, and in each instance.

Section 3. Article IVA of Chapter 223 of the Beacon City Code entitled "Waterfront Zones" is hereby renamed as follows:

Article IVA **Waterfront ~~Zones~~ and Train Station Area**

Section 4. Chapter 223 of the Beacon City Code, Article IVA – Waterfront and Train Station Area, Section 223-41.4 entitled "Waterfront Development (WD) Zone is hereby renamed to the "Train Station (TS) District" and amended as follows:

§ 223-41.4 ~~Waterfront Development (WD) Zone~~**Train Station (TS) District .**

This article establishes a comprehensive review for land uses in the Train Station (TS) District. Development within the TS shall be governed by this article, except to the extent that this article specifically incorporates by reference other sections of this chapter. In the event that any other provision of this chapter is inconsistent with the provisions of this article, then the provisions of this article shall control.

A. Purpose. The purposes of this section shall be as follows:

(1) To encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence~~stimulate the revitalization of the City and its waterfront by establishing a well-designed central focus for the City's waterfront area~~.

(2) To provide for land uses consistent with the Beacon Local Waterfront Revitalization Plan and Comprehensive Plan, including residential and ~~waterfront~~ commercial uses, to serve as a catalyst for the economic and physical revitalization of the entire waterfront area.

(3) To encourage a mix of uses ~~on the waterfront~~ with a consistent set of design standards to assure a unified and comprehensively planned development that will function effectively and achieve a high standard of site planning and architectural design.

(4) To eliminate deteriorated structures and incompatible, visually unattractive or otherwise deleterious land uses.

(5) To increase pedestrian public access to, and the potential for the enjoyment of, the waterfront and public park(s) and to integrate that access with existing and anticipated pedestrian public access opportunities on adjacent public lands.

B. Permitted principal uses. Permitted principal uses shall be those uses listed in the Schedule of Uses ~~as follows, subject to a requirement that a minimum of 25% of the total development's floor area within 400 feet of the train station shall be permitted nonresidential uses, not including artist live/work spaces~~. Additionally, the City Council may permit by resolution other uses which are similar to those uses permitted in the Schedule of Uses within the TS District~~, which must be built out before or concurrently with any residential development of the site~~:

~~(1) Any principal use permitted in the WP Zone.~~

~~(2) Residential multifamily dwelling unit.~~

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~~(3) Convenience retail and personal service shop designed to serve the needs of area residents and commuters.~~

~~(4) Restaurant, bar, or brew pub.~~

~~(5) Inn, hotel, fitness center, spa, or day-care centers.~~

~~(6) Art, craft, or fine arts gallery.~~

~~(7) Office. The Planning Board may limit the extent of office uses on the first floor, depending on the building location within the overall development.~~

~~(8) Professional, small business and service facilities in the lower floors of multistory residential buildings.~~

~~(9) Artist live/work spaces.~~

~~(10) Public square, plaza, promenade, or pocket park.~~

~~(11) Public or semipublic use; live theater, concert hall, museum, or meeting room suitable for social, civic, cultural or education activity.~~

~~(12) Conference space or conference center.~~

~~(13) Microbrewery or microdistillery.~~

~~(14) Other use similar to the above uses as determined by resolution of the City Council.~~

~~(15)~~(1) ~~Wireless telecommunication services facilities, subject to § 223-26.4.~~

~~C.~~ ~~Special permit uses. The following uses may require a special permit:~~

~~(1) (Reserved)~~

~~D.~~C. Permitted accessory uses. Permitted accessory uses shall be as ~~follows:~~set forth in the Schedule of Uses.

~~(1) Public festivals, street fairs, craft and art fairs and concerts. (Requires prior approval from City Council under § 23-7 of the City Code.)~~

~~(2) Uses customarily incidental to permitted uses, and support facilities necessary to serve permitted uses.~~

~~(3) Public garages and off-street parking.~~

~~(4) Enclosed storage.~~

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(5) Rooftop gardens, greenhouses and solar collectors.

(6) Public or semipublic accessory uses, such as bandshells, kiosks and gazebos.

(7) Short-term rentals in any dwelling unit, or room(s) therein, located in a one-family home, two-family home, accessory apartment, or multifamily dwelling, as provided in § **223-26.5**.

E. Procedure for review of waterfront development proposals.

(1) Each waterfront development project shall require:

(a) Special permit approval by the Planning Board; and

(b) Site plan approval by the Planning Board.

(2) The Planning Board's review of a special permit application for a waterfront development project or projects shall also include review of a waterfront development concept plan, which contains a proposed designation of the appropriate land uses, or a range of land uses, for the overall development of the site. The purpose of this review is to assure that the site will be developed in accordance with an overall comprehensive plan, even though the total waterfront development may consist of several separate waterfront development projects, which might be constructed at different times.

F. Application fees. Applications to the Planning Board as provided herein shall be accompanied by the appropriate fees which may be set from time to time by the City Council for such applications. If such fees are not sufficient to defray the costs of review, the applicant shall also be required to pay such additional fees as may be necessary for the reasonable expenses of technical assistance to the City in reviewing the technical aspects of the application.

G. Procedure for special permit and waterfront development concept plan review.

(1) Application. The application for a waterfront development special permit for one or more waterfront development projects shall be submitted to the Planning Board. The application shall consist of narrative text, drawings and/or illustrations describing the proposed waterfront development project and concept plan. Drawings shall be submitted approximately to scale, but need not be to the precision of a finished engineering drawing, or a final site plan. The application shall include the following:

(a) A written description of the waterfront development project(s) and concept plan and a description of the manner in which such proposal meets the purposes of the Waterfront Development Zone; how it is consistent with the City of Beacon Local Waterfront Revitalization

Plan; and describing the manner in which the public interest would be served by the proposed waterfront development, including the description of the benefits to the City as a whole and the waterfront neighborhood.

(b) A land use plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreation facilities, utility and maintenance facilities and open space.

(c) An indication of the approximate square footage of buildings and the approximate number of dwelling units of each housing type and size.

(d) An indication of the appropriate number of parking and loading spaces in relationship to their intended use, accompanied by a description of any alternative means of parking to be utilized.

(e) A general indication of any phasing of construction.

(f) The general configuration of the interior road system and connection/access to the adjoining road system.

(g) Waterfront development concept plan showing the relation of the proposed uses to existing and proposed uses adjacent to the site.

(h) The general configuration of the pedestrian circulation system, including the general location of any public access to or along the riverfront, and the connection of such pedestrian passageways to adjoining properties.

(i) The proposed architectural treatment of views and viewing points from the site to the Hudson River; to the site from the Hudson River and from Riverfront Park and Dennings Point; and over the site from any viewsheds identified in the LWRP.

(j) Descriptions, sketches and elevations showing the general architectural treatment and design scheme contemplated for the entire development and specifically for any public spaces or major elements of the site plan.

(k) Such additional information as the Planning Board may deem necessary in order to properly evaluate the application.

(2) Planning Board review of special permit and waterfront development concept plan application.

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~~(a) Environmental compliance.~~

~~[1] The approval of a waterfront development project is an action under the State Environmental Quality Review Act, and all proceedings to review such project shall comply with applicable requirements of SEQR.~~

~~[2] Upon receipt of an application for a special permit and waterfront development concept plan, the Planning Board shall commence a coordinated review under SEQR and institute lead agency procedures after identifying all involved and interested agencies, as provided by law.~~

~~[3] Because any waterfront development will constitute an important element in the implementation of the City's Local Waterfront Revitalization Plan, the preparation of a Draft Environmental Impact Statement shall be required by the lead agency. Such DEIS shall comply with all requirements of law. To the extent possible in accordance with law, the DEIS submitted in connection with the special permit and waterfront development concept plan approval shall be sufficiently specific so as to eliminate the need for additional and/or supplemental DEIS's during the site plan stage of the approval process.~~

~~[4] To the extent possible in accordance with law, the preparation of the DEIS shall be integrated into the existing agency review processes and should occur at the same time as the other agency reviews, including the special permit and waterfront development concept plan review. When a SEQR hearing is to be held, it should be conducted jointly with other public hearings on the proposed action, whenever practicable.~~

~~[5] Notwithstanding Subsection G(2)(a)[1] through [4] immediately above, where a waterfront development project includes a phase (or phases) comprised solely of uses permitted in the Waterfront Park District, and where a lead agency has been established and has scoped a DEIS for the overall waterfront development project, said phase (or phases) may be segmented for the purposes of environmental review in accordance with the provisions of SEQR. In such case, the lead agency shall require the preparation of a full environmental assessment form (EAF) for its use in rendering a determination of significance regarding said phase(s). Further, the lead agency shall notify all involved and~~

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interested agencies that the phase(s) will be segmented and shall send a copy of the EAF with said notification.

(b) Special permit approval. The Planning Board may authorize the issuance of a special permit for a waterfront development project, provided that it shall find that the following conditions and standards have been met.

[1] The proposed waterfront development project will fulfill the purposes of the waterfront development zone.

[2] The proposed waterfront development project meets the Waterfront Development Design Standards set forth in § 223-41.4J, to the extent applicable at the special permit stage.

[3] The proposed waterfront development project will be in harmony with the appropriate and orderly development of the City's waterfront area.

[4] The proposed waterfront development project will not hinder or discourage the appropriate development and use of adjacent lands.

[5] The proposed land uses will be in accordance with the approved waterfront development concept plan.

[6] The proposed waterfront development uses meet the standards of § 223-41.4B.

[7] The proposed project is otherwise in the public interest.

(c) Conditions. In approving any waterfront development concept plan and special permit, the Planning Board may attach such conditions, safeguards and mitigation measures as it deems necessary or appropriate to assure continual conformance to all applicable standards and requirements and to fulfill the intent and purposes of this chapter.

(3) (Reserved)

(4) Time periods for development pursuant to special permit. At the time of approving a special permit, the Planning Board may set forth the time period in which construction is to begin and be completed. The Planning Board may, in its discretion, extend any time period it has previously set where it finds that changing market conditions or other circumstances have acted to prevent the timely commencement or completion of work, and that the developer has

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~~proceeded with reasonable diligence in an effort to assure completion of the work within the permitted time period. The extension of these time periods shall not require the holding of a new public hearing.~~

~~**(5)** Revisions to waterfront development special permit. After approval of a waterfront park special permit, any proposed revisions in the approved special permit shall be submitted to the Planning Board or its designee. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revisions, and whether such revision is material enough to require further environmental analysis, further project review and/or a further hearing, as it may deem appropriate.~~

~~**(6)** Processing of phases comprised of Waterfront Park District uses. Notwithstanding other provisions of the waterfront development review and approval process, where a waterfront development project includes a phase (or phases) comprised solely of uses permitted in the Waterfront Park District, the Planning Board may process and grant special permit approval to said phase(s) in advance of the complete processing of the overall project so long as the SEQR process has been complied with in accordance with the provisions of § 223-41.4G herein; said phase is an integral part of an appropriate waterfront development concept plan, as determined by the Planning Board; and the overall review and approval process for waterfront development special permits as outlined herein, including all referrals and hearings, has been complied with for said phase(s). After the granting of special permit approval, said phase(s) may proceed to site development plan review and approval for said phase(s) in accordance with Subsection H immediately below.~~

~~H.~~**D.** Site ~~development~~ plan review. ~~After approval of the waterfront development special permit the~~Each project shall require site plan approval by the Planning Board pursuant to § 223-25A. The Planning Board may grant site plan approval ~~to a waterfront development project~~as follows:~~.~~

(1) Application for site plan approval. The application for site ~~development~~ plan approval shall contain all the material set forth in § **223-25B** of this Zoning Ordinance. In addition, the applicant shall submit the following:

(a) Information to establish that the proposed site plan meets the ~~waterfront development~~ standards set forth in Subsection **E~~J~~**.

~~**(b)** Information to establish that the proposed site plan is in substantial conformance with the approved waterfront development concept plan.~~

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~~(c)~~(b) Preliminary elevations showing the general architectural and design treatment of all buildings, public and open spaces and other site plan elements.

~~(d) Information to establish the relationship of the proposed project to later elements of the development of the site, including any other adjacent and nearby lands that are not part of the applicant's planned waterfront development projects.~~

~~(e)~~(c) Such other information as the Planning Board may reasonably require in order to evaluate the site plan application.

~~(f)~~(d) Application fees ~~as may be required pursuant to Subsection F~~.

(2) Planning Board review of site plan.

(a) The Planning Board shall conduct a detailed review of the adequacy, location, arrangement, design and appearance of each aspect of the proposed development. ~~While the scope of the Planning Board's review of the site plan will generally relate to the waterfront project at issue, T~~the Planning Board shall have the authority to assure that aspects of the overall development of the site (e.g., stormwater management, domestic water and fire protection, sanitary sewer, all utilities, streets, etc.) shall be adequate to suit the purposes and needs of the ~~entire waterfront~~ area, as it is finally developed.

(b) In acting on any site ~~development~~ plan application, the Planning Board shall take into consideration ~~any approved special permits and waterfront development concept plans,~~ the proposed design and layout of the entire ~~waterfront area~~district, including the proposed location, height and buffer of buildings, traffic circulation within and without the site, provision of off-street parking, exterior lighting, display of signs, landscaping, buffer areas and open spaces and architecture and design, so that any development will have a harmonious relationship with the existing or permitted development of contiguous land and of adjacent neighborhoods, and so that pedestrian and vehicular traffic will be handled adequately and safely within the site and in relation to the adjoining street system. Particularly, the Planning Board shall assure that the proposed site plan meets the ~~waterfront development~~ standards set forth in Subsection **E~~J~~**.

~~(c) The proposed site development plan shall be in general conformance with the waterfront development concept plan. While the waterfront development concept plan approval will approve a general layout on~~

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~~the site, the individual site plans for particular waterfront development projects will provide detailed building envelopes, elevations and site design details regarding proposals for various projects within the site. The Planning Board may exercise its discretion in allowing minor variations from the waterfront development concept plan so long as the site plan is, in the Planning Board's judgment, generally in keeping with the waterfront development concept plan. In no case, however, shall the Planning Board have the authority to approve a total number of dwelling units or total density in the waterfront development which exceeds the number approved as part of the special permit and waterfront development concept plan. Nor shall the Planning Board have the authority to approve the total square footage of nonresidential space above that approved in the special permit.~~

(3) Time period for construction. At the time of approving the site plan, the Planning Board may set forth the time period in which construction is to begin and be completed. The Planning Board may, in its discretion, extend any time period it has previously set where it finds that changing market conditions or other circumstances have acted to prevent the timely commencement or completion of work, and that the developer has proceeded with reasonable diligence in an effort to assure completion of the work within the permitted time period. The extension of these time periods shall not require the holding of a new public hearing.

~~**(4)** Adjustments to site plan during construction. During the construction of an approved site plan, the Building Inspector or the City Engineer may authorize minor adjustments to the approved plans which are consistent with the overall approved site plan, when such adjustments appear necessary in the light of technical or engineering considerations which develop during actual construction, or when such adjustments are required in order to comply with law, rules or regulations made applicable to the subject property by any agency or instrumentality of the United States, New York State, Dutchess County or City government. The Building Inspector or City Engineer may, in his discretion, refer any such proposed change to the Planning Board for review. The Planning Board may determine to treat the modification as a minor site plan adjustment under this section or to treat it as a site plan amendment under Subsection **G(5)**. If treated as a minor site plan adjustment, the Planning Board may authorize the Engineer or Building Inspector to approve the requested change.~~

~~**(5)** Site plan amendments. If the Planning Board determines that the character of the proposed changes requires a site plan amendment, the Planning Board shall process the application as an amended site plan under this Subsection **G(5)** and~~

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~~shall have discretion to determine the extent of further environmental analysis and project review that is required. After appropriate review, the Planning Board shall approve the site plan amendment by resolution.~~

~~I. Subdivision within a waterfront development. The Planning Board may review any proposed subdivision applications within a waterfront development at any time. Any requests for subdivision approval shall follow the procedures set forth in the City of Beacon's Subdivision Regulations. The bulk standards, setbacks and other dimensional requirements of the WD Zone shall apply to the gross land area of the total waterfront development, whether or not the gross land area is or will remain in one ownership, and shall not apply to individual or subdivided lots.~~

~~J.~~E. Development standards ~~for Waterfront Development District~~. It is essential that development in this district meet the following ~~development~~ standards.

(1) Comprehensive design. The ~~WD~~ TS Zone allows for ~~flexibility of design to encourage innovative~~ site planning and ~~creative~~ use of the two specified areas ~~specified~~: north area and south area. While the TS ~~WD~~ north area is expected to contain primarily residential development, the southern portion of the district is expected to contain various elements of mixed-use development (e.g., residential, commercial, retail, cultural, etc.). Each area must be planned with a comprehensive plan for ingress, egress, circulation and utility service. The architectural styles of various buildings must be compatible within each ~~portion~~ area of the TS ~~WD~~ district and must attain high standards of design.

(2) Relationship to river and ~~MNRR~~ train station. All elements of a project within the TS ~~WD~~ Zone shall ~~also be sensitive to~~consider the site's relationship to the river and the ~~MNRR~~ train station, and shall be designed accordingly.

(3) Provision of view corridors. The sites shall be developed in such a way as to preserve important public views from upland locations as specified but not limited to view corridors identified in the Local Waterfront Revitalization Program (LWRP). For the TS ~~WD~~ north area, building rooflines should step down, from north to south, to follow contour and elevation of the topography directly to the east of the development site. For the TS ~~WD~~ south area, building roofline should step down, from east to west, to protect views from Beekman and River Streets to maximum extent practicable. No building in the TS south area shall ~~be taller than~~exceed 32 feet in height as measured from the ~~above~~ average grade at the curb line of Beekman Street, consistent with the bulk regulations of §223-41.7 and as illustrated in Attachment 4.

(4) Architectural design standards.

(a) The various elements of any project shall be integrated by cohesive architectural treatment and compatible design.

(b) Buildings shall be designed in consideration of appearance from all vantage points.

(c) Architectural elements shall be used to provide visual interest, reduce apparent scale of the development and promote integration of the various design elements in the project.

(d) Groups of related buildings shall be designed to present a compatible appearance in terms of architectural style. Compatible appearance should seek to achieve non-excessive difference rather than identical similarity.

(e) Building lines shall be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

(f) Appurtenances on buildings and auxiliary structures, such as mechanical equipment or water towers, parking facilities, or storage buildings, shall receive architectural treatment and screening consistent with that of principal buildings.

(g) Parking decks should be screened from public view to maximum extent practicable~~, preferably with "green screen" techniques~~. Screening should prioritize "green screen" or similar landscaped treatments (such as climbing vines, living walls, or planter systems) to soften the appearance of the structure. Where green screening is not feasible due to site constraints or maintenance considerations, alternative architectural treatments – including decorative façade panels, louvers, patterned masonry, or other high-quality materials – may be used, provided they achieve an equivalent level of visual mitigation and complement the design of adjacent buildings and streetscape."

(h) Buildings should have a top-floor cornice feature and first-floor architectural articulation, such as a storefront with a secondary cornice or an architecturally emphasized entrance doorway, to accent the central body of the building.

(i) Wherever practicable, buildings should employ texture or additional detailing to accentuate the base of buildings and provide human scale.

(j) Architectural features and windows should be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate

significant breaks in the facades and rooflines at intervals of no more than 35 feet.

(k) Primary individual window proportions shall be greater in height than in width. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening, appear functional, and be attached to the window frame.

(l) Building elements that provide additional architectural interest, such as bay windows, and cornices, but not including balconies or porches, may encroach up to two feet beyond the front line if the bottom of the encroaching building elements is at least 12 feet above grade.

(m) Metal, glass or canvas-type awnings and canopies or projecting signs are encouraged and may encroach up to six feet for awnings and three feet for signs into the front setback and over the sidewalk above seven feet. Vinyl awnings are discouraged unless the applicant can demonstrate to the Planning Board's satisfaction that the finish and design of such awning are of high quality, aesthetically pleasing and meet the intended standards of the district, as determined by said Board.

(n) Buildings, excluding entrances to parking structures or areas of a building solely for parking, shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

(o) Commercial buildings, excluding parking structures or areas of a building solely for parking, shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Residential buildings shall have at least 30% glass on the first-floor facades.

(p) Finish building materials should be wood, brick, traditional cement-based stucco, stone or fiber-cement siding or other material deemed acceptable by the Planning Board. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic stone or brick, or synthetic stucco, exterior insulation and finishing system (EIFS), or direct-applied finish system (DAFS), and chain link fencing shall not be permitted.

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(5) Energy efficiency. The plan for development of any project shall be designed and arranged in such a way as to promote energy efficiency to the maximum extent practicable for all buildings. All buildings should meet or exceed LEED Silver rating or equivalency.

(6) Landscaping, screening and buffering.

(a) All sidewalks, open spaces, parking areas and service areas shall be landscaped and/or paved in a manner that will harmonize with proposed buildings. Materials for paving, walls, fences, curbs, benches, etc., will be attractive, durable, easily maintained and compatible with the exterior materials of adjacent buildings.

(b) The Planning Board may require buffer landscaping, fencing or screening to separate land uses, and to screen utility buildings, refuse collection areas, cooling systems and other similar installations and features.

(c) All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Planning Board. Landscape materials selected shall be appropriate to the growing conditions of the shoreline environment and this climatic zone.

(7) Lighting. Streets, drives, walks and other outdoor areas shall be properly lighted to promote safety and encourage pedestrian use. All exterior lighting for the project shall be directed downward or otherwise appropriately shielded and designed to minimize excessive light. It shall have an attractive appearance compatible with the overall project design and waterfront character. Lighting type, number and locations shall be subject to Planning Board review and approval as part of the site plan review.

(a) Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high.

(b) All exterior lighting shall comply with the standards in § **223-14B**.

(8) Signage.

(a) All signs shall be planned and designed in accordance with an overall comprehensive signage plan, which shall be subject to Planning Board review and approval as part of site plan review.

(b) All signs shall be of a size and scale as determined appropriate by the Planning Board to accomplish their intended purpose.

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(9) Vehicular circulation system and traffic access. The rights-of-way and pavement widths for all internal streets, drives, parking structures, walks or other access ways for vehicles and/or pedestrians shall be determined on the basis of sound current planning and engineering standards, which shall accommodate projected demand but minimize impervious surface to the maximum extent possible.

(10) Public access. While development in ~~WD~~ the TS north area is expected to be primarily residential, development in ~~WD~~ the TS south area is expected to accommodate public access to the ~~MNRR~~ train station and Beacon waterfront. This will require certain private elements for the security and benefit of its residents and property owners. A clear boundary should be maintained between publicly accessible and private space. Development that provides access to the ~~MNRR~~ train station (i.e. the ~~WD~~ TS south area) public pedestrian access should be created in a manner which:

(a) Enhances existing public access opportunities to the riverfront, in furtherance of the City's Comprehensive Plan and Local Waterfront Revitalization Program (LWRP) and the state's coastal policies.

(b) Coordinates such public access with existing or anticipated opportunities for public access to the ~~MNRR~~ train station and Beacon waterfront west of the railroad tracks.

(c) Provides a public promenade along length of development facing the river.

(11) Off-street parking and loading shall be provided in accordance with § **223-26**.

(a) General parking requirements.

[1] Off-street parking and loading areas shall be designed with careful regard to their relationship to the uses served and to the objectives for other open spaces. They shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.

[2] Parking and loading facilities not enclosed in structures shall be suitably landscaped and/or screened as determined appropriate by the Planning Board.

(12) On-site utilities and services:

(a) Underground lines. All on-site television, power and communication lines, as well as on-site water, sewer and storm drainage lines, shall

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be installed underground in the manner prescribed by the regulations of the government agency or utility company having jurisdiction. Any utility equipment which will be necessarily located above ground will be adequately screened from view in an attractive manner.

(b) Approval of appropriate jurisdiction. All buildings within the waterfront development and train station zones ~~projects~~ shall be served by water supply, sanitary sewage and stormwater drainage systems as approved by the appropriate government agency or agencies having jurisdiction thereof. Stormwater drainage shall minimize siltation and nonpoint source discharge of salted areas and any other pollutants. Best management practices shall be required.

~~**(c)** Television hookups. Television hookups shall either be by cable television or a central antenna system designed to minimize adverse aesthetic impact.~~

~~**(d)**~~**(c)** Refuse collection. The waterfront development shall provide an adequate means of separation, and storing refuse between collections, which shall comply with all applicable City requirements, including recycling requirements. Such storage systems shall be designed to minimize adverse aesthetic impact.

~~**(e)**~~**(d)** Cooling systems. Cooling systems shall be designed so as to minimize adverse aesthetic and noise impacts.

(e) Placement of utilities. Where possible, all utilities shall be placed within the right-of-way, and all possible steps shall be taken to avoid placement of utilities under the pavement, in order to assure ease of future maintenance.

(f) Rooftop structures and equipment. A separate plan shall be submitted detailing all rooftop structures and equipment, including, but not limited to, utility equipment. Provision shall be made for screening and aesthetic considerations related to both visual and noise impacts to public views from higher elevations and river locations as specified but not limited to view corridors identified in the Local Waterfront Revitalization Program (LWRP).

(13) Floodplain. The ~~waterfront~~ TS development plan shall comply with the applicable provisions of ~~the Beacon Local Law for Flood Damage Prevention~~Chapter 123 of this Code.

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Section 5. Chapter 223 of the Beacon City Code, Article IVA – Waterfront and Train Station Area, Section 223-41.7 entitled "Bulk regulations applicable to Waterfront Development Zone," is hereby amended as follows:

§ 223-41.7 **Bulk regulations applicable to ~~Waterfront Development Zone~~Train Station District.**

A. Minimum site size: ~~35~~ acres.

B. Maximum height.

(1) Area north of West Main Street (see illustration[1]): Average of four stories of residential/mixed use over parking. Height may not exceed average of 75 feet from average ~~ground level~~grade of the existing Metro-North parking.

(2) Area south of Light Industry (LI) zone (see illustration[2]): Average of three stories of residential/mixed use over parking. Height may not exceed average of 32 feet at Beekman Street, nor more than average of 70 feet above the average ~~ground level~~grade of the existing Metro-North parking.

(3) The illustrations of height attached in this subsection shall not be exceeded so that the public views to the east are adequately protected.

C. Minimum open space: 15% of the site area, 10% of which must be publicly accessible.

Section 6. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 7. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 8. The zoning map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel extending west of the train tracks, owned by MTA, from the Waterfront Development (WD) Zone to the Waterfront Park (WP) District as follows:

City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion extending west of the train tracks shall be rezoned from the WD District to the WP District.

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Section 9. The zoning map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel that is north of the existing WD Zoning District and east of the train tracks, owned by MTA, from the Waterfront Park (WP) District to the Train Station (TS) District as follows:

> City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion of said parcel that is east of the train tracks, north of Parcel No. 5954-25-549980, and for a distance of 465 feet north therefrom shall be rezoned from the WP District to the TS District.

Section 10. The Zoning Map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel that is south of Red Flynn Drive and east of the train tracks, owned by MTA, from the Waterfront Park (WP) District to the Train Station (TS) District as follows:

> City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion of said parcel that is east of the train tracks and south of Red Flynn Drive and for a distance of 335 feet therefrom shall be rezoned from the WP District to the TS District.

Section 11. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-25, entitled "Site development plan approval" is hereby amended to add Subsection K as follows:

§ 223-25 Site development plan approval.

...

K. Adjustment or amendment to site plan.

(1) Adjustments to site plan during construction. During the construction of an approved site plan, the Building Inspector or the City Engineer may authorize minor adjustments to the approved plans which are consistent with the overall approved site plan, when such adjustments appear necessary in the light of technical or engineering considerations which develop during actual construction, or when such adjustments are required in order to comply with law, rules or regulations made applicable to the subject property by any agency or instrumentality of the United States, New York State, Dutchess County or City government. The Building Inspector or City Engineer may, in their sole discretion, refer any such proposed change to the Planning Board for review. If the proposed change is referred to the Planning Board, the Planning Board shall process the proposed change in accordance to Subsection K(2) below.

(2) Site plan amendments. If the Planning Board determines that the character of the proposed changes requires a site plan amendment, the Planning Board shall

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process the application as an amended site plan under this Subsection and shall have discretion to determine the extent of further environmental analysis and project review that is required. After appropriate review, the Planning Board shall approve the site plan amendment by resolution or authorize the Engineer or Building Inspector to approve the requested change.

Section 12. Consistency Revisions to the Beacon City Code, Comprehensive Plan, and Local Waterfront Revitalization Plan (LWRP), and other City of Beacon Planning and Zoning Documents.

The City Council authorizes the publisher of the City Code to change any remaining reference in the City Code to the WD and/or Waterfront Development zoning district so that it shall be revised to reference the TS and/or Train Station District. Additionally, it is the intent of the City Council that reference in planning and zoning documents created by the City of Beacon, including, but not limited to, the Comprehensive Plan and the Local Waterfront Revitalization Plan (LWRP) be read so that any reference to the WD and/or Waterfront Development zoning district shall be deemed to be a reference the TS and/or Train Station District.

Section 13. Ratification, Readoption and Confirmation.

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

Section 14. Numbering for Codification.

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

Section 15. Severability.

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

Section 16. Effective date.

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

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223 Attachment 2

City of Beacon

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

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

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

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Proposed Train Station (TS) District		
Project Location (describe, and attach a general location map): The City of Beacon		
Brief Description of Proposed Action (include purpose or need): The City Council is considering a proposed zoning text and map local law to amend City of Beacon Code Chapter 223, Zoning, to change the existing Waterfront Development (WD) District into the Train Station (TS) District. The purpose of the local law is to encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence development near Metro-North's train station in Beacon. All parcels currently in the WD District which are east of the train tracks would be rezoned to the proposed TS District and a small portion of an existing parcel in the WD District will be rezoned to the Waterfront Park (WP) District because it is west of the train tracks. Additionally, certain portions of real property in the WP District which are east of Metro-North's train tracks will be rezoned to the TS District given the physical separation from the Hudson River caused by the train tracks. There are also proposed amendments to the City's Zoning Code text which remove duplicative provisions found in other provisions of the City's zoning text (e.g., site plan procedure, listing of permitted uses, etc.). Amendments to the Planning Board's review standards for the TS District will largely remain the same as the former WD District, except for tailored revisions to accommodate the amended purpose of the TS District.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kryiacou	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	City Council - Legislative Action re Adoption of Local Law.	Draft of local law introduced at September 29, 2025 City Council meeting.
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Amendment of the Waterfront Development District to the Train Station District.

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Beacon City Police Department and additional outside agencies per IMAs and Mutual Aid Agreements.

c. Which fire protection and emergency medical services serve the project site?
Beacon City Fire Department, additional outside agencies per IMAs and Mutual Aid Agreements.

d. What parks serve the project site?
River Front Park, 2 Red Flynn Drive, Beacon, NY.

D. Project Details

D.1. Proposed and Potential Development

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

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

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

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

_____

_____

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

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

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

_____

_____

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

_____

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

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

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

_____

_____

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

If Yes:

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

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

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

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

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

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

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

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

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

  _____
- Operation: _____

  _____

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

- Construction: _____

  _____
- Operation: _____

  _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☐No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☐No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☐No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☐No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

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

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☐No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

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

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

_____

_____

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

_____

h. Surface water features.

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

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

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

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

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

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

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

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

_____

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

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

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

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

i. Name of aquifer: _____

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

_____ _____ _____

_____ _____ _____

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

If Yes:

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

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

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

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

If Yes:

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

_____

_____

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

If Yes:

i. Species and listing: _____

_____

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

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

_____

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

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

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

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

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

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

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

If Yes:

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

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

_____

_____

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name City Council of the City of Beacon Date October 9, 2025

Signature Nicholas M. Ward-Willis Title City Attorney

PRINT FORM

N

Town of Fishkill

Town of Fishkill

Town of Fishkill

Town of Fishkill

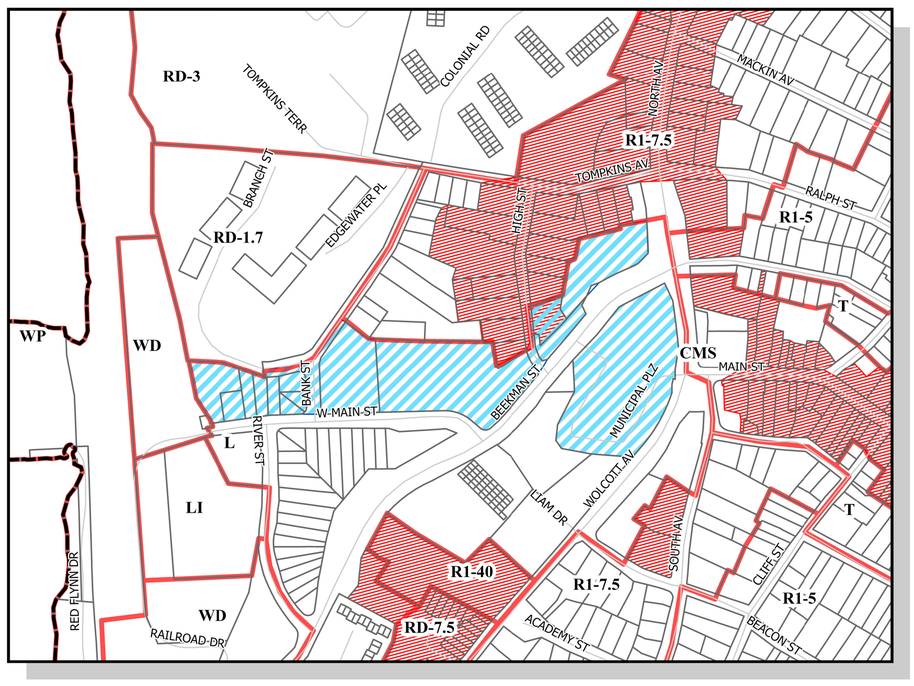
WP

DENNINGS POINT

1,000 500 0 1,000 Feet

1 inch equals 600 feet

ENLARGED LINKAGE AREA - 1"=300'



600 300 0 600 Feet

LEGEND

- Roads
- Parcels
- boundary
- Senior Affordable Housing Overlay District
- Historic District and Landmark Overlay Zone
- L District Overlay - additional commercial and industrial uses permitted
- Flood Prone Areas based upon FEMA mapping

ZONING

INDUSTRIAL DISTRICTS

- LI Light Industrial
- HI Heavy Industrial

WATERFRONT DISTRICTS

- WP Waterfront Park
- WD Waterfront Development
- FCD Fishkill Creek Development

COMMERCIAL DISTRICTS

- GB General Business
- T Transitional Zone
- CMS Central Main Street
- L Linkage

RESIDENTIAL DISTRICTS

- R1-120 One Family - 120,000 sq.ft./dwelling
- R1-80 One Family - 80,000 sq.ft./dwelling
- R1-40 One Family - 40,000 sq.ft./dwelling
- R1-20 One Family - 20,000 sq.ft./dwelling
- R1-10 One Family - 10,000 sq.ft./dwelling
- R1-7.5 One Family - 7,500 sq.ft./dwelling
- R1-5 One Family - 5,000 sq.ft./dwelling
- RD-7.5 Designated Residence - 7,500 sq.ft./dwelling
- RD-6 Designated Residence - 6,000 sq.ft./dwelling
- RD-5 Designated Residence - 5,000 sq.ft./dwelling
- RD-4 Designated Residence - 4,000 sq.ft./dwelling
- RD-3 Designated Residence - 3,000 sq.ft./dwelling
- RD-1.8 Designated Residence - 1,800 sq.ft./dwelling
- RD-1.7 Designated Residence - 1,700 sq.ft./dwelling

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LANC & TULLY Engineering and Surveying, P.C.
P.O. Box 687, Rte. 207
Goshen, NY 10924
(845) 294-3700

ZONING MAP PREPARED FOR

CITY OF BEACON

DUTCHESS COUNTY, NEW YORK

Date:	Revisions:	GIS File:	Layout:	Sheet No:
4/30/25	5/14/25	BEACON ZONING MAP		1 OF 1

Drawn By:	Chk'd By:	Scale:	Tax Map No:	Drawing No:
TH		1" = 600'		A-17-5070-01

City of Beacon City Council Agenda
11/03/2025

Title:

Resolution No. 102 - Approving an Amendment to the 2025 Budget

ATTACHMENTS

Resolution Approving an Amendment to the 2025 Budget

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 102 OF 2025

APPROVING AN AMENDMENT TO THE
2025 CITY OF BEACON BUDGET

BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the attached amendment to the 2025 Budget.

Resolution No. 102 of 2025		**Date: October 20, 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
Council Budget Amendments
November 3, 2025 Meeting

1. Amend the 2025 General Council Budget to provide for amounts to cover food assistance program. Below is the proposed budget amendment:

TRANSFER TO:			
A	-06-6150-470500-	FOOD ASSISTANCE - COMMUNITY OUTREACH	$ 50,000
TRANSFER FROM:			
A	-01-1010-452020-	CITY COUNCIL - PLANNING STUDIES	$ 50,000

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon City Council Agenda
11/03/2025

Title:

Resolution No. 103 - Authorizing a Bond Issuance for the Construction of Improvements to and Reconstruction of City Sewer Facilities

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Construction of Improvements to and Reconstruction of City Sewer Facilities

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 103 OF 2025

AUTHORIZING THE ISSUANCE OF $730,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS TO FINANCE THE COSTS OF THE CONSTRUCTION OF IMPROVEMENTS TO AND RECONSTRUCTION OF CITY SEWER FACILITIES

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the construction of improvements to and reconstruction of City sewer facilities, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $730,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of $730,000 to finance the costs of the Project at a total estimated cost of $730,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $730,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a class of objects or purposes as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the

"environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of

funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.

Resolution No. 103 of 2025		**Date: November 3, 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
11/03/2025

Title:

Resolution No. 104 - Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 104 OF 2025

AUTHORIZING THE ISSUANCE OF UP TO $1,600,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE CONSTRUCTION OF MOUNT BEACON WATER STORAGE TANK

WHEREAS, the capital project hereinafter described has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact, all as set forth in the City Council's reasoned elaboration contained in Resolution No. 61 adopted on June 17, 2024 whereby the Council made a determination that the Mount Beacon Water Storage Tank construction project, including the issuance of serial bonds, would not have a significant adverse environmental impact and therefore a Negative Declaration was adopted; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the construction of Mount Beacon water storage tank, in and for the City, as well as original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $1,600,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $1,600,000 to finance the costs of the Project at a total estimated cost not to exceed $1,600,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $1,600,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds

of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that

are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 104 of 2025 **Date: November 3, 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
11/03/2025

Title:

Resolution No. 105 - Authorizing a Bond Issuance for the Purchase of a Vacuum Truck

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Purchase of a Vacuum Truck

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 105 OF 2025

AUTHORIZING THE ISSUANCE OF UP TO $670,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE PURCHASE OF A VACUUM TRUCK OF HIGHWAY DEPARTMENT EQUIPMENT

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a vacuum truck, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $670,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $670,000 to finance the costs of the Project at a total estimated cost not to exceed $670,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $670,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein

shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or

modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the

timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 105 of 2025		**Date: November 3, 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
11/03/2025

Title:

Resolution No. 106 - Authorizing a Bond Issuance for Highway Department Equipment

ATTACHMENTS

Resolution Authorizing a Bond Issuance for Highway Department Equipment

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 106 OF 2025

AUTHORIZING THE ISSUANCE OF UP TO $588,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS TO FINANCE THE COST OF THE PURCHASE OF HIGHWAY DEPARTMENT EQUIPMENT

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of Highway Department equipment, each item of which costs $30,000 or over, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $588,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $588,000 to finance the costs of the Project at a total estimated cost not to exceed $588,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $588,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a class of objects or purposes as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the

period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to

the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

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Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in

order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 106 of 2025			**Date: November 3, 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
11/03/2025

Title:

October 20, 2025 Minutes

ATTACHMENTS

October 20, 2025 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 George Mansfield, Ward 4
City Administrator Chris White

October 20, 2025
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 George Mansfield, Ward Four

Also Present

Christopher White, City Administrator

Christian A.L. Gates, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning Residential Uses in the R1-5 Zoning District (to be adjourned to November 3, 2025)

Motion to adjourn the public hearing to November 3, 2025 by Councilmember Rhodes.
Second by Councilmember Wetherbee.
Motion passes 6 - 0.

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 97 - Appointing Aiden Harrison to the Position of Highway Department Laborer

Motion to pass the resolution by Councilmember Grant.
Second by Councilmember Rhodes.
Motion passes 6 - 0.

2. Resolution No. 98 - Certifying Base Percentages and Proportions for the 2025 Assessment

Motion to pass the resolution by Councilmember Rhodes.
Second by Mayor Kyriacou.
Motion passes 6 - 0.

3. Resolution No. 99 - Setting a Public Hearing for the 2026 Proposed Budget

Motion to pass the resolution by Councilmember Rhodes.
Second by Councilmember Mansfield.
Motion passes 6 - 0.

4. Resolution No. 100 - Adopting Local Law No. 11 of 2025 Concerning a Partial Property Tax Exemption for Accessory Apartments

Motion to pass the resolution by Councilmember Grant.
Second by Councilmember Rhodes.
Motion passes 6 - 0.

5. Resolution No. 101 - Approving Amendments to the 2025 Budget

Motion to pass the resolution by Councilmember Wetherbee.
Second by Councilmember Grant.
Motion passes 6 - 0.

Approval of Minutes

1. October 6, 2025 Minutes

Motion to approve the minutes by Councilmember Rhodes.
Second by Councilmember Grant.
Motion passes 6 - 0.

Public Comment - Second Opportunity

Announcement of Next Workshop: October 27, 2025 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Wetherbee.
Second by Councilmember Grant.
Motion passes 6 - 0.