



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

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

**September 16, 2024
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for an Amended Concept Plan for 248 Tioronda Avenue (cancelled per request of applicant)

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

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 95 - Naming the Veterans Memorial Building Plaza "First Lieutenant Francis G. Peattie Square"
2. Resolution No. 96 - Authorizing the City Administrator to Execute an Agreement with Scape-Tech Landscape Technology Inc. for the West Center Street Sidewalk Replacement Project
3. Resolution No. 97 - Approving Amendments to the 2024 Budget
4. Resolution No. 98 - Adopting Local Law No. 9 of 2024 Concerning the Fishkill Creek Development District

Approval of Minutes

1. September 3, 2024 Minutes

Public Comment - Second Opportunity

Announcement of Next Workshop: September 30, 2024 at 7:00 p.m

Adjournment

City of Beacon City Council Agenda
09/16/2024

Title:

Public Hearing for an Amended Concept Plan for 248 Tioronda Avenue (cancelled per request of applicant)

ATTACHMENTS

[Beacon 248 Holdings LLC Letter Requesting Cancellation of Scheduled Public Hearing](#)

September 12, 2024

Via Email

Hon. Lee Kyriacou
Mayor of the City of Beacon
and Members of the City Council
1 Municipal Plaza
Beacon, New York 12508

Re: *Beacon 248 Holdings LLC*
248 Tioranda Avenue

Dear Mayor Kyriacou and City Councilmembers:

We represent Beacon 248 Holdings LLC regarding the above-referenced property. We respectfully request that the Council cancel the Public Hearing currently scheduled for September 16 regarding the proposed revised concept plan. Based on prior Council comments, our client prefers to focus its efforts on hopefully securing Certificates of Occupancy for the already-constructed residential units in Buildings 200 and 300, while also pursuing further marketing efforts to see if there is market demand for commercial use in Building 100. Our client's broker recently listed the property for a commercial lease.¹ If there comes a time when we ask the Board to restore the revised concept plan to a Public Hearing agenda, we recognize that the Hearing would need to be re-noticed.

Thank you for the City Council's attention.

Respectfully submitted,
ZARIN & STEINMETZ LLP

By: Brad Schwartz
Brad Schwartz
Brian T. Sinsabaugh

cc: Christopher White, City Administrator
Nicholas Ward-Willis, Esq.
Christian A.L. Gates, Esq.

¹ <https://thebrokerlist.com/properties/248-tioronda-avenue-beacon-ny-12508-154254>

City of Beacon City Council Agenda
09/16/2024

Title:

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

ATTACHMENTS

Proposed Local Law Concerning the Fishkill Creek Development District

Proposed Local Law Concerning the Fishkill Creek Development District: SEAF, Part 1

Proposed Local Law Concerning the Fishkill Creek Development District: SEAF, Part 1 Narrative

Proposed Local Law Concerning the Fishkill Creek Development District: SEAF, Parts 2 and 3

City of Beacon Planning Board Memorandum on a Proposed Local Law Concerning the Fishkill Creek Development District

Dutchess County Department of Planning and Development Memorandum on a Proposed Local Law Concerning the Fishkill Creek Development District

PROPOSED LOCAL LAW NO. ____ OF 2024

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE
CONCERNING FISHKILL CREEK DEVELOPMENT ZONING DISTRICT

A LOCAL LAW to amend Chapter 223, Article IVC, Section 223-41.14B, concerning development potential within the Fishkill Creek Development 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 IVC – Fishkill Creek Development (FCD) District, Section 223-41.14, subsection B entitled “Development Potential,” is hereby amended as follows:

§ 223-41.14 **Bulk Regulations.**

...

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

...

Section 2. 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 3. 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 4. 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
City of Beacon City Council			
Name of Action or Project:			
Local Law - Fishkill Creek Development District Text Amendment			
Project Location (describe, and attach a location map):			
City of Beacon			
Brief Description of Proposed Action:			
The proposed local law would amend the text of Chapter 223, Section 223-41.14B, concerning the Fishkill Creek Development (FCD) Zoning District. The law would allow the City Council, upon a showing of good cause and after a public hearing, to allow certificates of occupancy to be issued for residential dwelling units or artist live/work spaces built before any nonresidential uses are constructed. Currently within the FCD zoning district nonresidential uses must be built before or concurrently with any dwelling units or artist live/work spaces. The proposed local law is intended to allow housing to be completed and available sooner than is currently required.			
Name of Applicant or Sponsor:		Telephone: 245-838-5000	
City of Beacon City Council		E-Mail: cityofbeacon@beaconny.gov	
Address:			
1 Municipal Plaza			
City/PO:		State:	Zip Code:
Beacon		New York	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☐
			☐
3. 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			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Beacon City Council</u> Date: <u>August 1, 2024</u>		
Signature: <u></u> Title: <u>City Attorney</u>		

SEAF PART 1: Narrative (revised)

Proposed Local Law Concerning the Fishkill Creek Development (FCD) District

The City Council of the City of Beacon proposed a local law to amend Chapter 223 (Zoning) of the Code of the City of Beacon concerning the Fishkill Creek Development (FCD) District to grant the City Council, upon a showing of good cause and upon imposition of such conditions as it deems appropriate, the authority to allow certificates of occupancy to be issued for residential dwelling units or artist live/work studios constructed before nonresidential uses are built or finished.

Currently, § 223-41.14B requires nonresidential uses to be built before or concurrently with any dwelling units or artist live/work studios. This local law is intended to help alleviate housing shortages faced in the region by permitting the City Council in certain circumstances to allow such residential units to be “opened” for housing before the construction of nonresidential uses are completed. The local law thus aims to promote the City’s goals of reducing housing costs without changing bulk requirements such as parcel size, setbacks, floor area ratios, lot sizes, open spaces, building heights, dwelling unit sizes, or buffers.

Agency Use Only [If applicable]

Project: Proposed Local Law - FCD

Date: September 16, 2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: FCD local law amend

Date: September 16, 2024

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed local law will amend Chapter 223 (Zoning) of the Beacon City Code concerning the issuance of Certificates of Occupancy for new development within the Fishkill Creek Development (FCD) zoning district. Specifically, the proposed local law would amend Section 223-41.14, Subsection B, to provide that the City Council may, for good cause shown and upon imposition of such conditions it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the non-residential component being completed.

Currently, the Beacon Code requires that Certificates of Occupancy be issued at the same time for both types of uses. Under the Beacon City Code, and applicable State law and regulations, buildings and structures may not be used prior to the issuance of a Certificate of Occupancy. Thus, the proposed local law is intended to grant the City Council the flexibility to make a case-by-case determination should new development within the FCD request Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the completion of non-residential uses. As such, the proposed local law should help alleviate housing shortages and costs because residential components of development may be opened for use earlier than is currently permitted, provided the Applicant is able to show good cause for such request and pursuant to such conditions as it deems appropriate. The local law does not amend or change any permitted uses, bulk, or underlying land use approval procedures within the City of Beacon.

The proposed local law is not expected to have a significant adverse environmental impact because the proposed local law amends final permitting procedure and has no direct impact on the environment or land use intensity. As such, the proposed local law will not have a significant adverse impact on intensity of land use or environmental resources (e.g., natural areas, wetlands, streams, flora, fauna, etc.). There will be no significant adverse impacts on historic or aesthetic resources, nor significant impacts on community character, traffic, flood, erosion, and air or noise, because the local law allows already approved developments to open housing spaces before non-residential components are completed, provided the City Council finds there is good cause to grant such request. For these reasons, the proposed local law will not have significant adverse environmental impact.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



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

John Gunn, Chair

August 15, 2024

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

Subject: City Council Referral of Local Law Amending Chapter 223
of the Zoning Code of the City of Beacon regarding the Fishkill Creek
Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending Chapter 223 of the Beacon Code regarding the Fishkill Creek Development (FCD) Zoning District during the August 13, 2024 Planning Board meeting. Planning Board Attorney, Jennifer Gray, reviewed the proposed local law to authorize the City Council to allow Certificates of Occupancy to be issued for the residential component of a FCD project prior to completion of the non-residential component of the project after a public hearing and upon good cause shown. Under the existing Code, the required non-residential component of an FCD project must be built out before or concurrently with the residential component of the project.

After discussing the proposed amendments, the four Planning Board members in attendance unanimously expressed that the proposed amendment undermines the mixed-use purpose of the FCD District. The Board questioned whether it makes sense to continue to require a non-residential component of a project as part of the FCD District regulations if the residential component is allowed to be occupied before the commercial component is completed thereby potentially jeopardizing the realization of the commercial component of the project. In the event the City Council approves a local law that allows the residential component of an FCD project to be issued a Certificate of Occupancy prior to the non-residential component, the City Council should define "good cause" to allow for a clearer standard of review. The Planning Board did not express interest in holding the approval authority for the waiver set forth in the proposed local law.

Sincerely,

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 Number(s):

Project Name: **Proposed Local Law No. 8 of 2024 Concerning the Fishkill Creek Development District**

Applicant: **City of Beacon City Council**

Address of Property: **N/A**

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.)
- ☐ Rezoning 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: **8/14/2024**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 8/6/2024	Notes:	☐ Major Project	
Date Received: 8/6/2024		Referral #: ZR24-271	
Date Requested: 8/14/2024			
Date Required: 9/5/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 8/9/2024			

City of Beacon City Council Agenda
09/16/2024

Title:

Resolution No. 95 - Naming the Veterans Memorial Building Plaza "First Lieutenant Francis G. Peattie Square"

ATTACHMENTS

Resolution Naming the Veterans Memorial Building Plaza "First Lieutenant Francis G. Peattie Square"

City of Beacon Veterans Naming Request Letter

City of Beacon Municipal Naming Policy



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 95 OF 2024

**NAMING THE VETERANS MEMORIAL BUILDING PLAZA
“FIRST LIEUTENANT FRANCIS G. PEATTIE SQUARE”**

WHEREAS, the City of Beacon owns the Veterans Memorial Building, which is located at 423 Main Street, and which is leased to the American Legion, the Veterans of Foreign Wars, the Marine Corps League, and Guardian Revival (“Veterans Organizations”); and

WHEREAS, the Veterans Organizations completed a significant renovation and improvement of the plaza in front of the Veterans Memorial Building adjacent to Main Street, which the Veterans Organizations have petitioned the City Council to name as “First Lieutenant Francis G. Peattie Square,” in honor of his service to the City of Beacon as a firefighter and to the United States during World War II; and

WHEREAS, Lieutenant Francis G. Peattie was born on November 19, 1918 in the City of Beacon, where he later served the community as a volunteer firefighter; and

WHEREAS, on January 8, 1942, Francis G. Peattie enlisted in the United States Army and was commissioned as a Second Lieutenant to serve overseas in World War II after which he was promoted to First Lieutenant; and

WHEREAS, First Lieutenant Francis G. Peattie was stationed in New Guinea, where he flew as a bombardier on missions throughout the region with the 43rd Bombardment Group and 65th Bomber Squadron, and

WHEREAS, on June 26, 1943, the First Lieutenant made the ultimate sacrifice for his country and was declared dead after being shot down during a mission over the Bismarck Sea; and

WHEREAS, First Lieutenant Francis G. Peattie was posthumously awarded the Silver Star with Oak Leaf Cluster, Distinguished Flying Cross, Air Medal, the Bronze Star Medal, and Purple Heart; and

WHEREAS, on February 18, 2020, the Beacon City Council adopted a Municipal Naming Policy, which provides a uniform policy for naming City-owned assets in a manner that enhances the values and heritage of the City of Beacon and which requires the Council to formally adopt the proposed name change by resolution; and

WHEREAS, the Beacon City Council has reviewed the request for the naming of the Veterans Memorial Building Plaza and deemed the request consistent with the criteria set forth in the Municipal Naming Policy.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby names the Veterans Memorial Building Plaza as “First Lieutenant Francis G. Peattie Square” in honor and remembrance of Lt. Peattie’s service and sacrifice on behalf of the City of Beacon and our nation.

Resolution No. 95 of 2024			Date: September 16, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					



VETERANS MEMORIAL BUILDING

5 August 2024

The Honorable Lee Kyriacou, Mayor
City Hall
1 Municipal Square
Beacon, NY 12508

Dear Mr. Mayor:

As you know, the resident organizations of the *Veterans Memorial Building*, the American Legion, the Veterans of Foreign Wars, the Marine Corps League, and Guardian Revival have expended significant funds, time, and energy in beautifying and upgrading its Main Street frontage. It was our intent, at the time of this project's initiation, to support your initiative to beautify Main Street. We believe that we have created the most significant and welcoming frontage on the street.

We are grateful for the cooperation and partnership of the City of Beacon in this and a myriad of other endeavors. Lastly, we informally named the frontage after U.S. Army Air Corps First Lieut. Francis G Peattie, a son of Beacon killed in action during World War II, and a City Firefighter.

After consideration, and discussion among the leadership of the resident organizations, we propose that the city adopt our endeavor and formally adopt *1LT Francis G. Peattie Square* as the name of the frontage for the Veterans Memorial Building.

Very respectfully,



John MacEnroe
MAJ (R) USA
Trustee



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 33 OF 2020

**RESOLUTION ADOPTING A MUNICIPAL POLICY ON THE NAMING OF
CITY PROPERTIES AND OTHER LOCATIONS WITHIN THE CITY**

WHEREAS, the City Council has determined that it is in the interest of the City government and the public to adopt a formal written policy for the naming of City-owned property.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Beacon hereby adopts the attached Municipal Naming Policy for use by the City in naming of City properties and other locations within the City as described in the Policy.

Resolution No. <u>33</u> of 2020			Date: <u>February 18, 2020</u>				
☐ Amendments			☐ 2/3 Required				
☐ Not on roll call.			☐ On roll call ☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson	x				
	x	Jodi McCredo	x				
		George Mansfield	x				
x		Amber Grant	x				
		Air Rhodes	x				
		Dan Aymar-Blair	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				



City of Beacon

Municipal Naming Policy

I. PURPOSE

The purpose of this policy is to establish a uniform policy regarding requests for the naming or renaming of City-owned land and facilities including parks, recreation facilities, buildings, and streets ("City Assets"). This policy provides a guide to ensure that such name designations are compatible with community interests and will enhance the values and heritage of the City of Beacon.

II. GENERAL

- A. The City Council shall have the final authority to name and rename any City Asset and shall have the authority to designate commemorative street names and plaques.
- B. Under extraordinary circumstances that would cast a negative image upon the City, any naming of City-owned facilities in honor of an individual, family or group may be revoked at the discretion of City Council.
- C. The names of individuals or corporations or groups involved in controversial enterprises or activities, such as those that would be detrimental to the mission or image of the City of Beacon, shall be avoided.
- D. The donation of land, facilities or funds for the acquisition, renovation or maintenance of land or facilities shall not constitute an obligation by the City to name the City Asset or any portion thereof after an individual, family or organization.
- E. Any naming or renaming of any City property or other location within the City shall be made by resolution of the City Council.
- F. To avoid duplication, confusing similarity or inappropriateness, the City Council in considering name suggestions, shall review existing park, facility and/or street names, as applicable.
- G. In considering any proposal to name or rename a City Asset, the following questions shall be considered individually and collectively:
 - 1. Will the name have historical, cultural and social significance for generations to come?
 - 2. Will the name engender a strong and positive image?



3. Will the name memorialize or commemorate people, places or events that are of enduring importance to the community or the nation?
4. Will the name engender significant ties of friendship and mutual recognition and support within the community or with those outside of the community?
5. Will the name be identified with some major achievement or the advancement of the public good within the community or the nation?
6. Will the name be particularly suitable for the park or recreational facility based on the location or history of the park, recreational facility or the surrounding neighborhood?
7. Will the name have symbolic value that transcends its ordinary meaning or use and enhance the character and identity of the park or recreational facility?

III. NAMING CRITERIA

A. Naming a City Asset Generally

1. **Location.** As a general policy, a name should assist the public in identifying its location. The City shall first consider the name of the community area, the names of nearby geographic features, and the names of adjacent schools and streets when it is considering a naming/renaming request.
2. **Significant Events, People, and Places.** The history of a major event, place, or person may play an important role to preserve and honor a community's history, landmarks, or prominent geographical features. The City may name a City Asset for a major event, place, or person of social, cultural or historical significance to the local area when the City Asset is associated with or located near the events, people, or places of social, cultural or historical significance. The relationship of the event, person, or place to the City Asset must be demonstrated through research and documentation.
3. **Outstanding Individuals:** This category is designed to acknowledge individuals who have made substantial contributions to benefit the City, local community, park and recreation system, or public library. Naming or renaming a City Asset for an outstanding individual is encouraged for those person's whose significance and good reputation have been accepted in the community, City and/or State/National history. Naming or renaming can be subordinate to the name of the larger City Asset or the City may name an area or portion of the City Asset after an individual, including but not limited to a meeting room, structure, fountain, or garden. The individual must be deceased and shall have performed outstanding service in one or more of the following categories:



- a. Maintained involvement in a leadership role in civic organizations that are devoted to community improvement.
- b. Provided assistance to the underprivileged, economically disadvantaged or physically and/or mentally handicapped.
- c. Actively promoted and directed community events and activities that have clearly added to the enrichment of the quality and quantity of cultural life within the community.
- d. Actively promoted and implemented effective programs and activities within the community for the City's youth.
- e. Actively promoted and implemented effective programs and activities within the community for the City's senior citizens.
- f. Assumed an active leadership role in developing and implementing programs directed to the improvement of the visual aesthetic appearance of the community at the commercial, public or residential level.
- g. Assumed an active leadership role in developing programs and Facilities directed toward the improvement of community social and health needs as well as programs directed toward humanitarian purposes.

B. *Additional Criteria Applicable for Honorary Street Names (in addition to the requirements of City Code §191-24)*

1. The person whose name is proposed for such honorary naming shall have resided in the City of Beacon for at least five continuous or non-continuous years during his/her lifetime, during which time such person shall have preferably resided on the street in question.
2. Names shall be unique, easily discernible and simple to pronounce for public safety consideration. Similar sounding or duplicate street names shall not be considered.
3. Street names may recognize native wildlife, flora, fauna or natural geologic features related to the community and the City of Beacon.
4. Street names shall not contain more than 18-letter characters, including any combination of spaces or letters.
5. Cumbersome, corrupted or modified names, discriminatory or derogatory names, from the point of view of race, sex, color, creed, ethnicity, religious affiliation, political affiliation or other social factors are not acceptable.



6. Honorary street name signs are additions to the street name and will not change the street address. Existing street names shall be retained and a supplemental sign or plaque shall be installed. Commemorative street name signs shall consider the same criteria as for naming of streets.
7. Honorary street names will be reviewed every 15 years.

IV. NAMING PROCEDURE

- A. Staff, city residents, community leaders and organizations interested in proposing a name for a park, recreational area or facility must submit written recommendations, petitions, etc. for review by the Superintendent of Highway.
- B. The request shall provide clear evidence that the individual to be honored has made significant contributions to the economic vitality and/or quality of life in the Beacon community.
- C. When naming after a person or persons, written documentation of approval by next of kin to be honored (if available/possible) is required as part of the proposal.
- D. Upon a petition to designate a secondary honorary name for an existing street or portion of existing street, the petition will be referred to the City Historian/City Historical Society for his/her or its report to the City Council regarding the following:
 1. Such person's history of contributions to the City of Beacon, County of Dutchess, State of New York.
 2. Such person's history of residence in the City, including duration and location of such residence.
- E. Staff will make a recommendation to the City Council regarding an Honorary street name.
- F. The City Council shall consider all requests at a workshop.
- G. The City Council will confirm adopt a proposed name for a City Asset by resolution.
- H. The City Council has final approval and may reject any naming or renaming request.
- I. The City Council also reserves the right to rename any City Asset for any reason, for instance if the resident, organization, or business for which it is named turns out to be disreputable, becomes disreputable or does not otherwise support the guiding principles set forth in this Policy.

City of Beacon City Council Agenda
09/16/2024

Title:

Resolution No. 96 - Authorizing the City Administrator to Execute an Agreement with Scape-Tech Landscape Technology Inc. for the West Center Street Sidewalk Replacement Project

ATTACHMENTS

Resolution Authorizing the City Administrator to Execute an Agreement with Scape-Tech Landscape Technology Inc. for the West Center Street Sidewalk Replacement Project

West Center Street Sidewalk Replacement Project Plans

City Engineer Memorandum Regarding the West Center Street Sidewalk Replacement Project



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 96 OF 2024

**AWARDING A CONTRACT TO SCAPE-TECH LANDSCAPE TECHNOLOGY, INC. FOR THE
WEST CENTER STREET SIDEWALK REPLACEMENT PROJECT**

WHEREAS, the City of Beacon published an advertisement pursuant to General Municipal Law § 103 and Chapter 53 of the Beacon City Code, seeking qualified contractors for COB Bid No. 2024-009, the West Center Street Sidewalk Replacement Project; and

WHEREAS, on September 11, 2024, five (5) sealed bids were received and opened; and

WHEREAS, the City Engineer recommends awarding the West Center Street Sidewalk Replacement Project to the lowest responsible bidder, Scape-Tech Landscape Technology, Inc., which submitted a responsive and complete bid, for a total base bid amount of One Hundred and Ninety Thousand, Nine-Hundred and Sixty-Six Dollars (\$190,966.00).

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon hereby awards COB Bid No. 2024-009 for the West Center Street Sidewalk Rehabilitation Project to Scape-Tech Landscape Technology, Inc. in the amount of One Hundred and Ninety Thousand, Nine-Hundred and Sixty-Six Dollars (\$190,966.00).

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

Resolution No. 96 of 2024				Date: September 16, 2024			
☐ Amendments				☐ 2/3 Required			
☐ On roll call				☐ 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

2024 WEST CENTER STREET SIDEWALK REPLACEMENT

BEACON BID NO. XXXX-XXX
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
NOVEMBER 29, 2023
REVISED: FEBRUARY 15, 2024

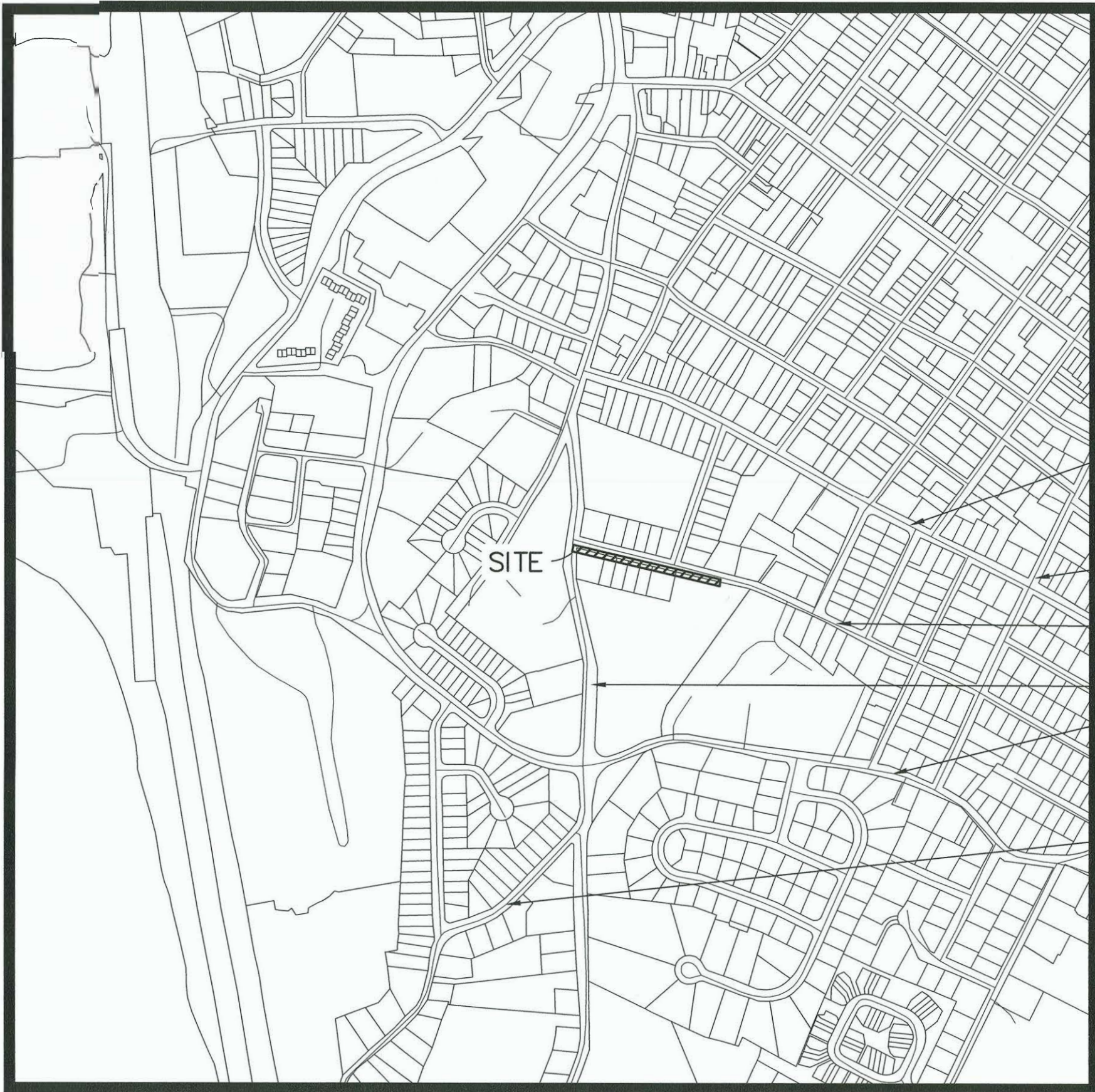
LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

UTILITY LOCATION NOTES:

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM UTILITY MARKOUT BY RESPECTIVE UTILITY COMPANIES, ALONG WITH VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZE. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

DRAWING INDEX

SHEET 1	COVER
SHEET 2	REMOVAL AND PROPOSED PLAN
SHEET 3	CONSTRUCTION DETAILS



LOCATION PLAN
SCALE: 1"=500'

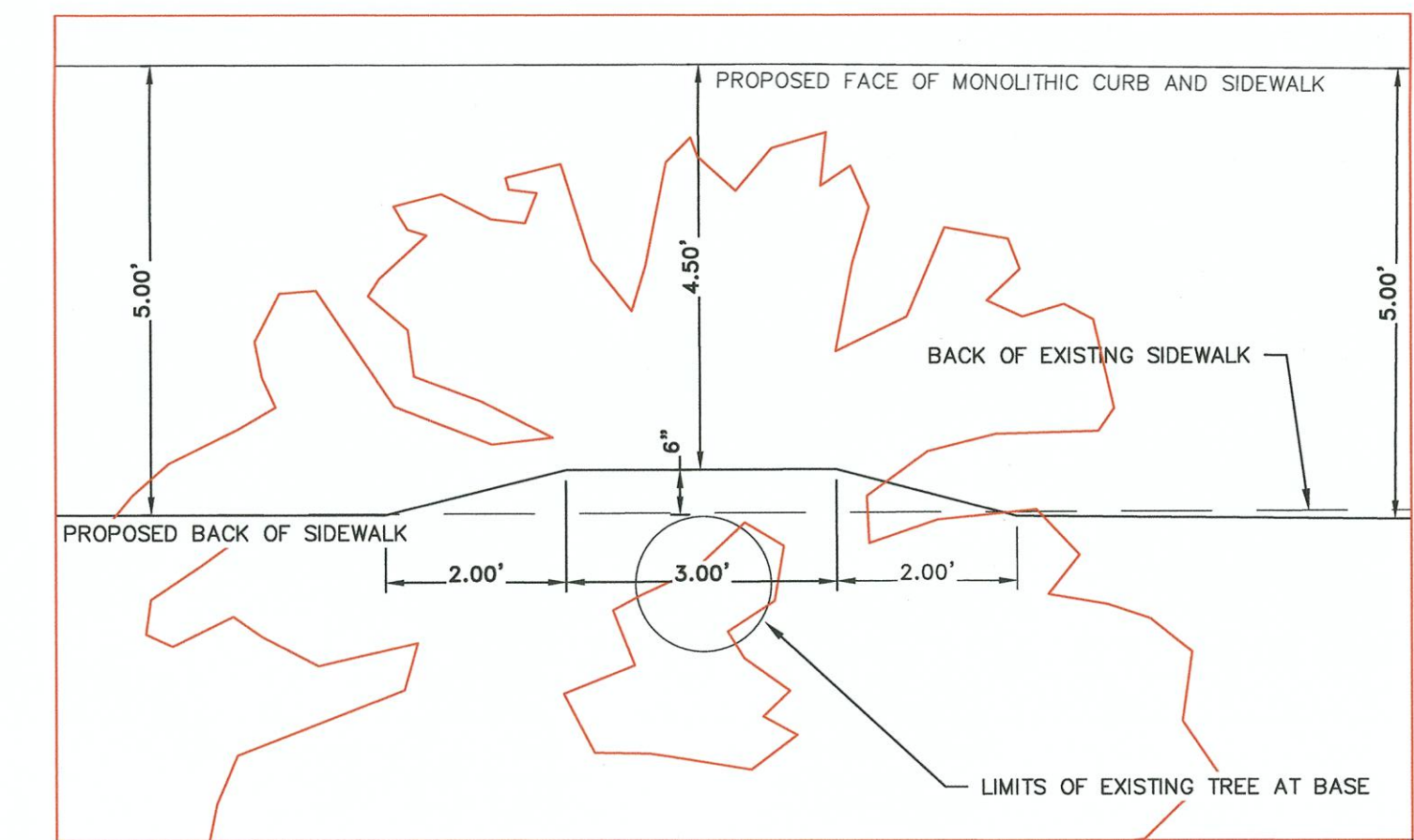


DEMOLITION PLAN

SCALE: 1" = 20'

LEGEND:

- PARCEL LIMITS
- EXISTING BACK OF WALK
- PROPOSED EDGE OF PAVEMENT
- EXISTING DRIVEWAY
- EXISTING WOODEN FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED MONOLITHIC SIDEWALK REMOVAL
- PROPOSED SLATE WALK ADJUSTMENT
- PROPOSED CONCRETE WALK REMOVAL
- PROPOSED PAVED DRIVE REMOVAL
- PROPOSED PAVED WALK REMOVAL



TYPICAL TREE AREA DETAIL

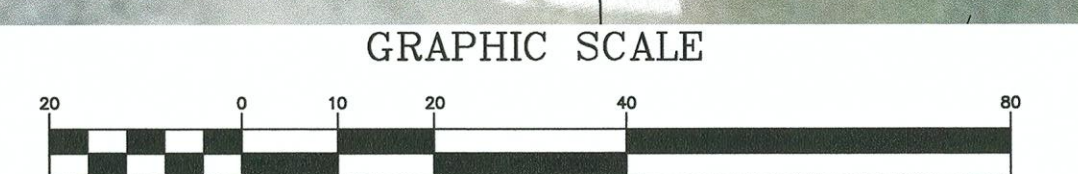
SCALE: 1" = 2'

NOTE:
- SIDEWALK TO BE 4.5' WIDE WHERE TREES (S) COME INTO CONTACT WITH THE BACK OF SIDEWALK AS SHOWN IN THE DETAIL ABOVE.



PROPOSED PLAN

SCALE: 1" = 20'



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LANC & TULLY
Engineering and Surveying, P.C.

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

PLANS PREPARED FOR

**WEST CENTER STREET
SIDEWALK REPLACEMENT**

CITY OF BEACON
DUCHESS COUNTY, NEW YORK

Drawn By: PDLS Checked By: AS NOTED Scale: N/A

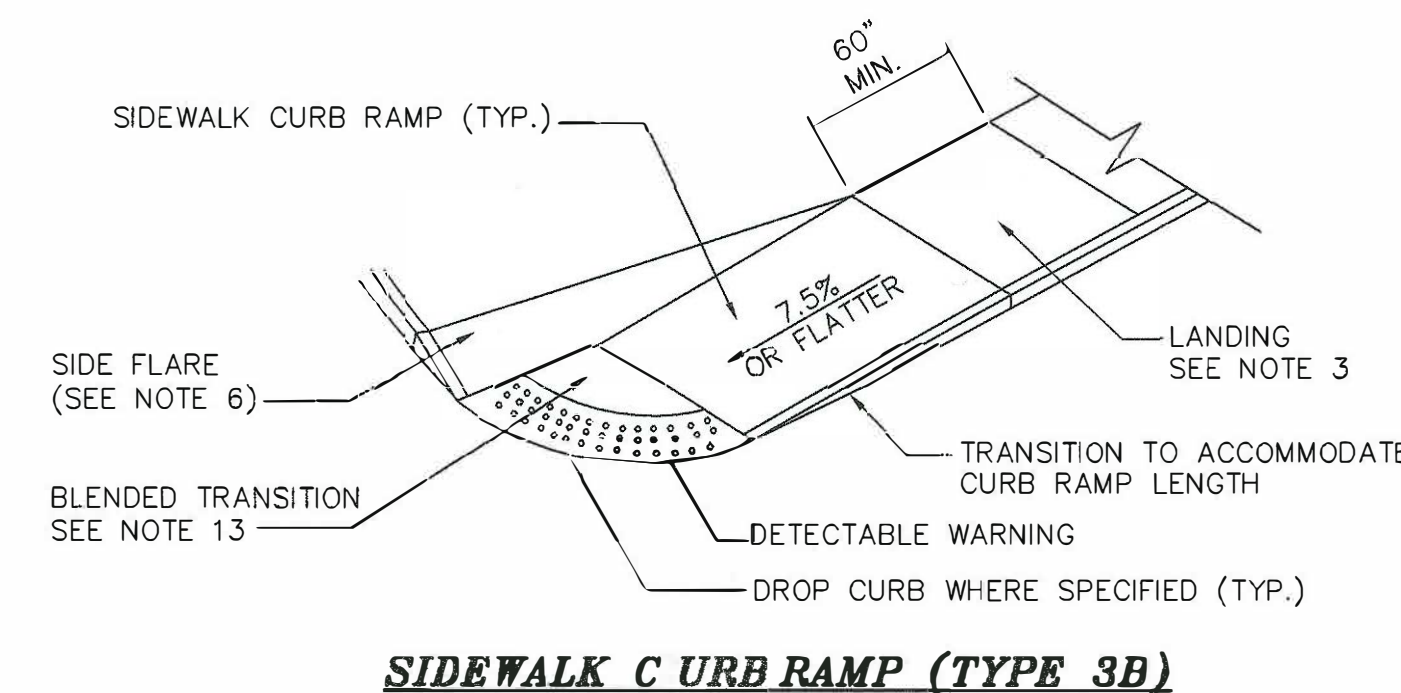
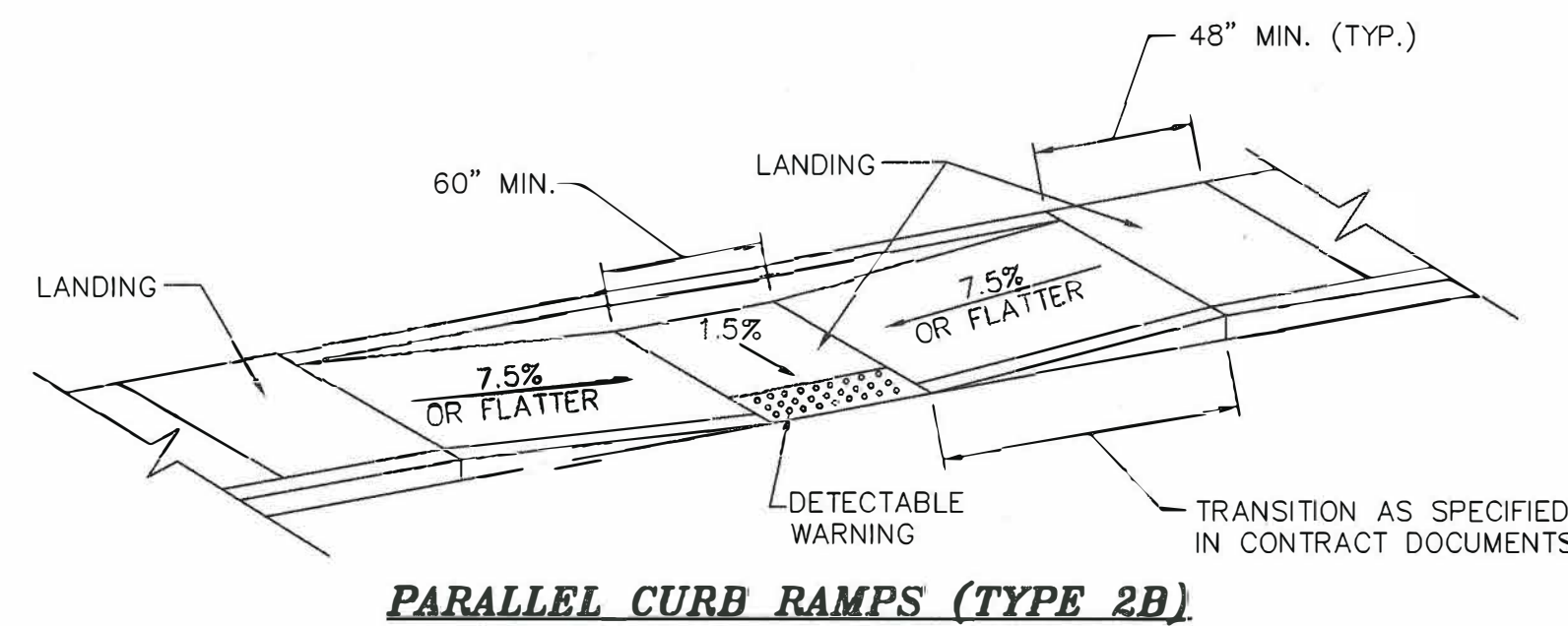
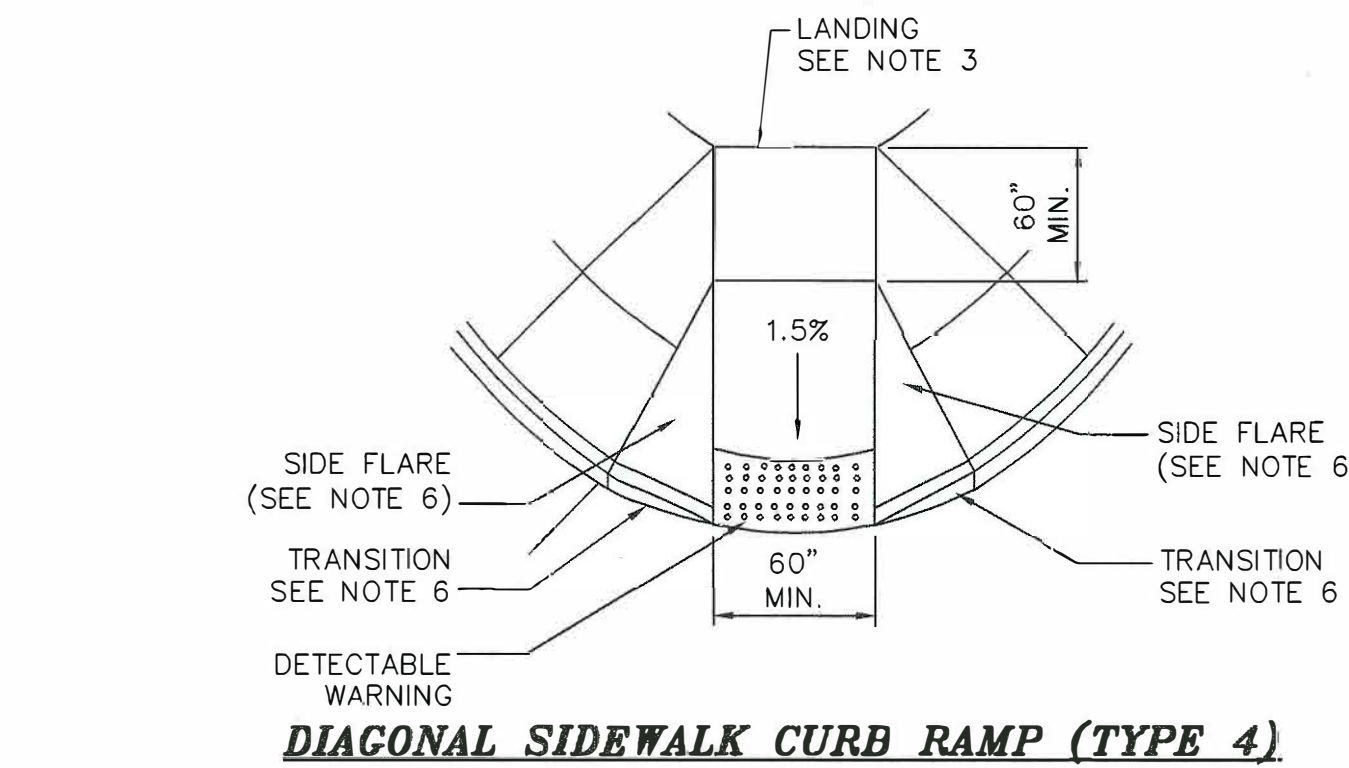
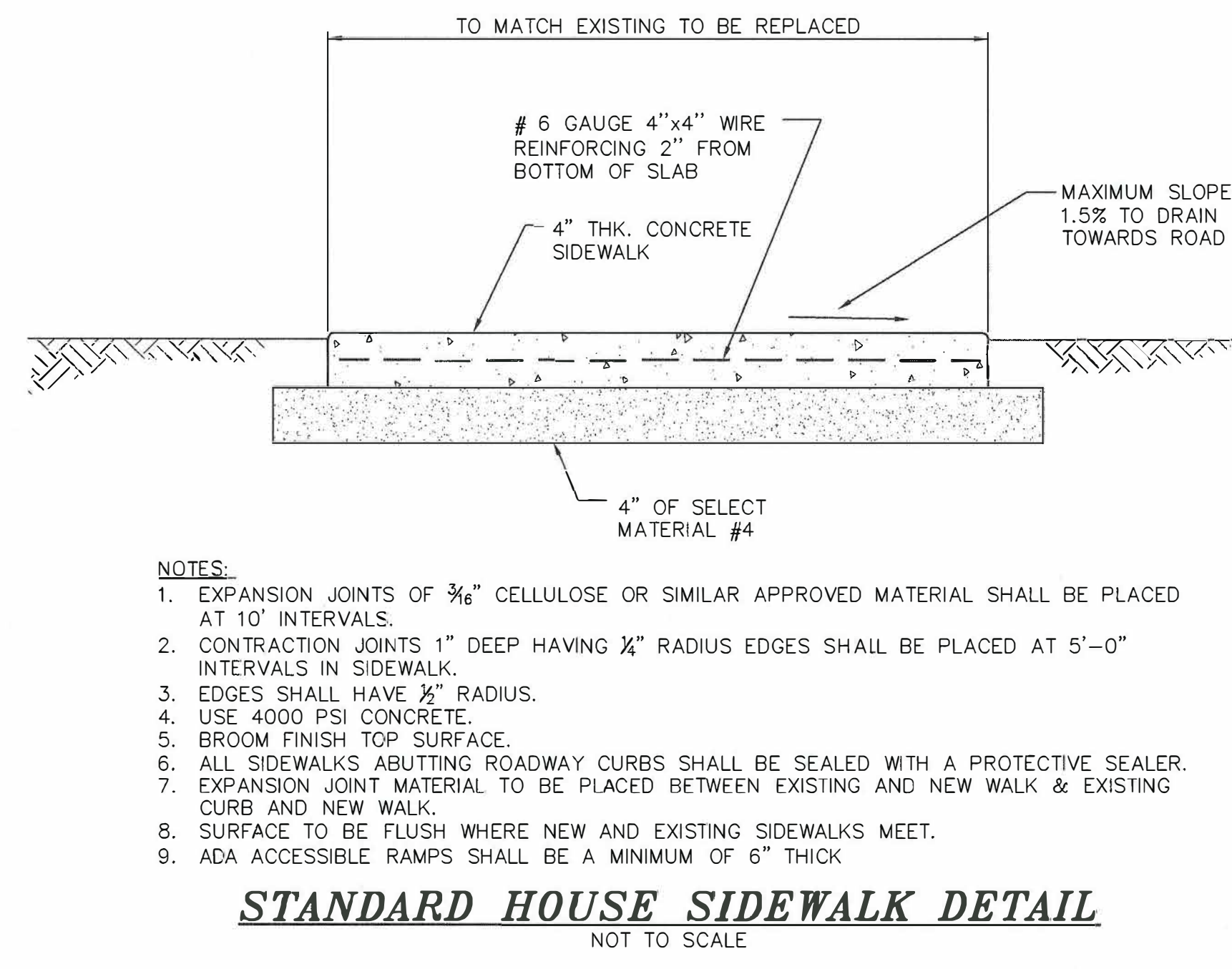
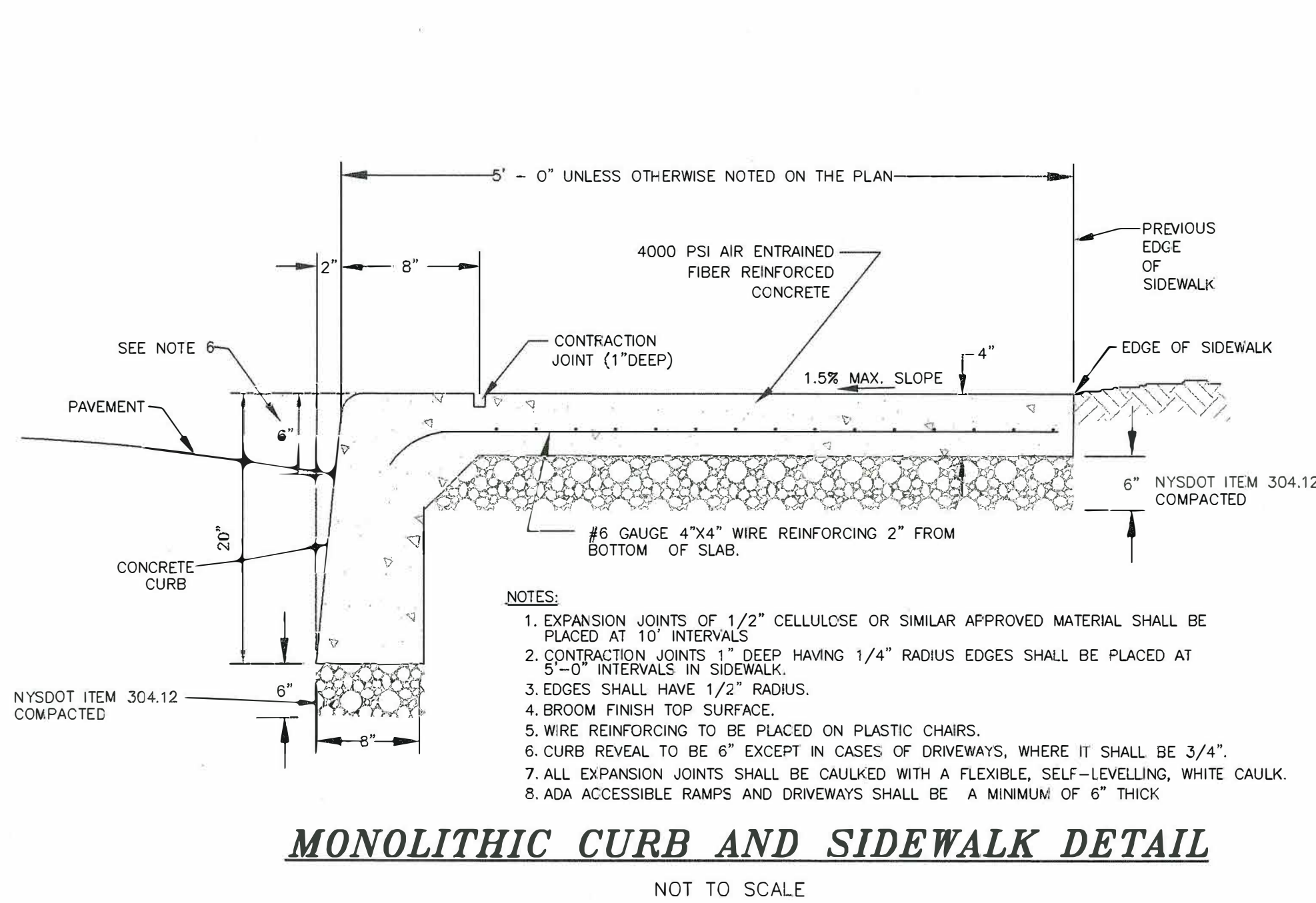
Date: NOVEMBER 29, 2023
Revision: FEBRUARY 15, 2024

Drawn By: PDLS
Checked By: AS NOTED
Scale: N/A
Title: WEST CENTER STREET SIDEWALK REPLACEMENT
Sheet No.: 2 OF 3
Drawing No.: C30
A- 23 - 6644 - 01

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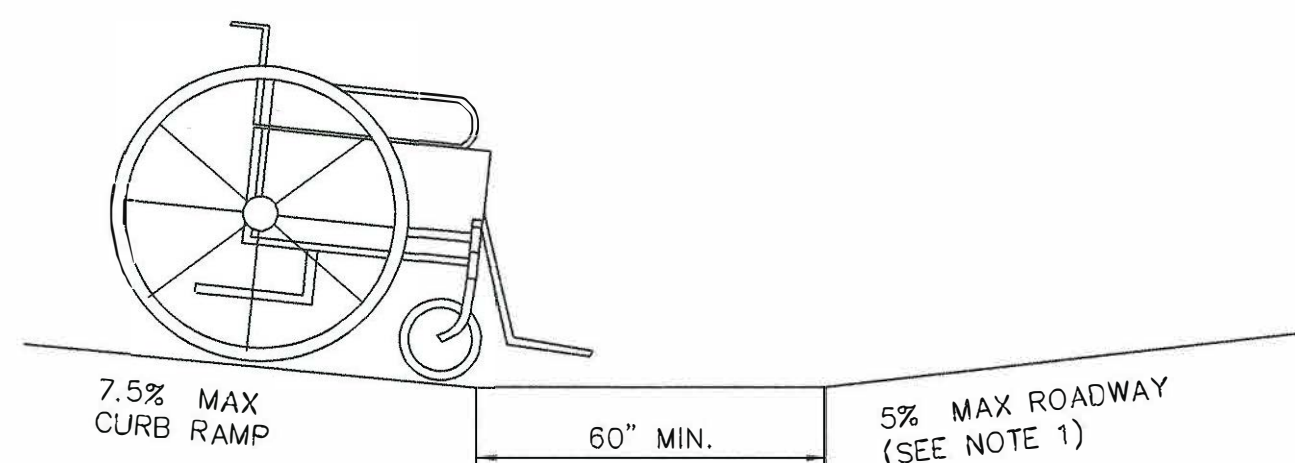


CURB RAMP DETAILS

NOT TO SCALE

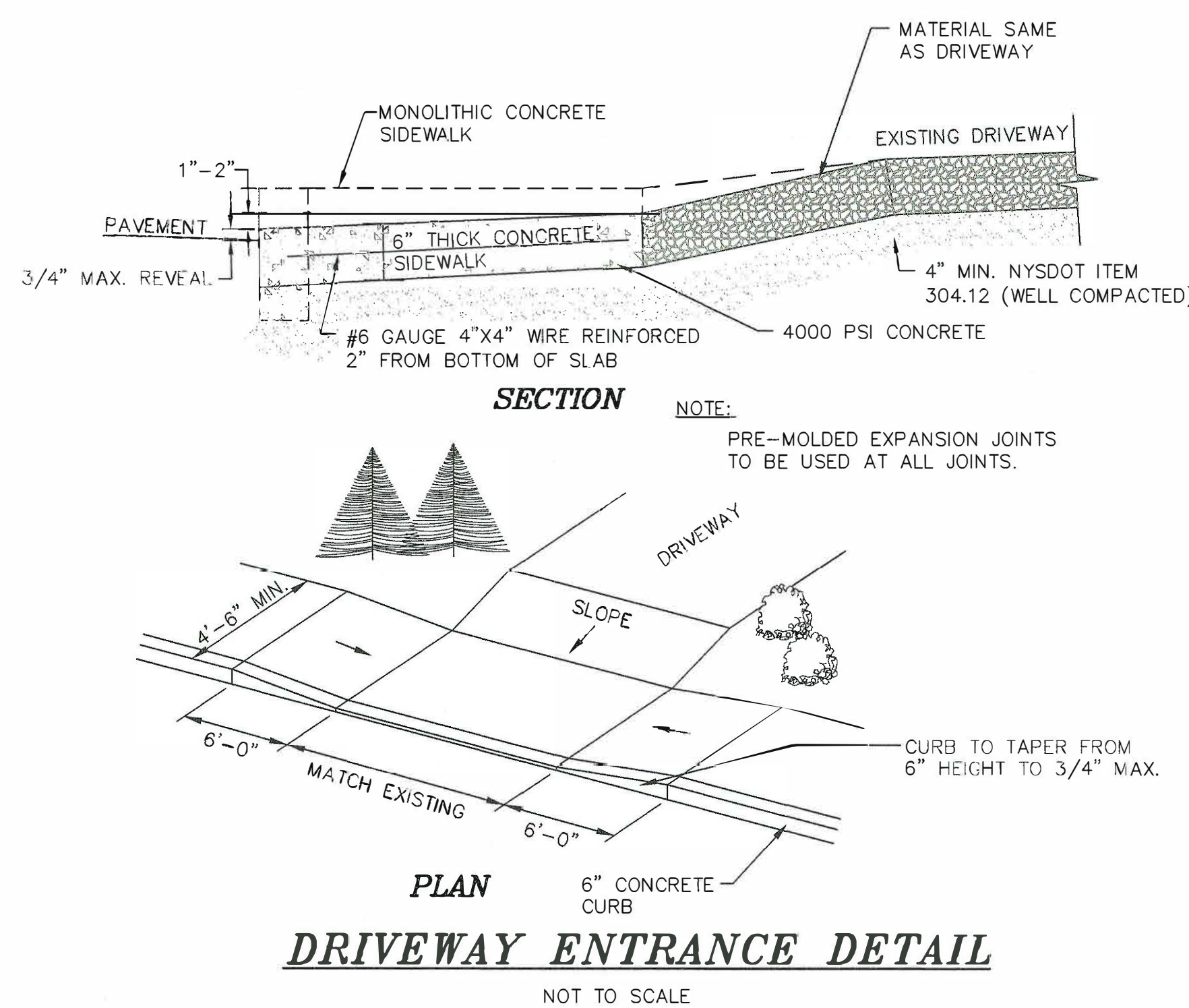
GENERAL NOTES:

- THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PARALLEL/PERPENDICULAR RAMP.
- LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 60" BY 60" SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 1.5 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
- CROSS SLOPES. THE MAXIMUM CROSS SLOPE OF CURB RAMP SHALL BE 1.5 PERCENT. CURB RAMP SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.
- THE RUNNING GRADE OF CURB RAMP SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 7.5% CURB RAMP ARE NOT REQUIRED TO BE LONGER THAN 15'.
- CURB RAMP LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 60" WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
- THE SURFACE OF ALL CURB RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING DOMES.
- RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX.).
- COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
- WHERE FEASIBLE, E.G. WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDED BETWEEN SIDEWALK AND CURB OR TRAVELWAY MAKE FOR AS GREATER PEDESTRIAN SAFETY AND COMFORT.
- AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMP (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.
- DETAILS ILLUSTRATE THAT DETECTABLE WARNINGS ARE REQUIRED.
- SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1.5% IN ANY DIRECTION.



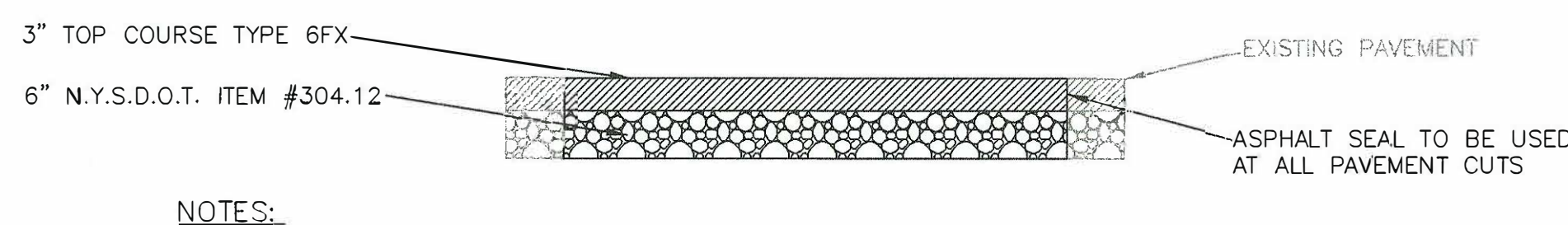
NOTE:
TO AVOID WHEEL CHAIR FOOTREST STRIKING PAVEMENT, PROVIDE 24" LEVEL STRIP (7.5% MAX. IN DIRECTION OF PEDESTRIAN TRAVEL) IF ALGEBRAIC DIFFERENCE BETWEEN CURB RAMP SLOPE & ROADWAY CROSS SLOPE EXCEEDS 11%.

COUNTER SLOPE CONDITIONS



ROAD AND REC. CENTER DRIVEWAY PAVEMENT SECTION

NOT TO SCALE



NOTES:

- ALL SEAMS SHALL BE SEALED UPON COMPLETION.

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LANC & TULLY Engineering and Surveying, P.C.		Date: NOVEMBER 29, 2023 Revisions: FEBRUARY 15, 2024	
PLANS PREPARED FOR			
WEST CENTER STREET SIDEWALK REPLACEMENT			
CITY OF BEACON DUCHESSE COUNTY, NEW YORK			
Drawn By: PLS Checked By: Scale: 1" = 20' Tax Map No.: N/A	Drawing No.: C30 A- 23 - 6644 - 01		



September 12, 2024

Mr. Christopher White
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

Mr. Michael Manzi
Highway Superintendent
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: West Center Street Sidewalk Replace
City of Beacon
Award Recommendation

Dear Mr. White & Mr. Manzi:

A total of five (5) bid proposals were submitted and opened on September 11th, 2024, for the **West Center Street Sidewalk Replacement** project. The five proposals were carefully reviewed; all multiplication between estimated quantities and unit prices checked; and addition of total prices checked against the total contract amount. The bid proposal submitted by Cirone Construction was found to have errors and was improperly completed, but did not impact on the overall order of the bids. All proposals submitted were complete.

The following tabulation shows the order from lowest bidder, the name of the bidder, and the total contract amount and the corrected value of the contract if it contained errors. The engineer's estimate for the project was approximately \$172,000.00.

NAME OF BIDDER	TOTAL CONTRACT AMOUNT	CORRECTED CONTRACT AMOUNT
Scape-Tech Landscape Technology, Inc. - Carmel, NY	\$190,966.00	N.A.
Sun Up Construction Corp. Wappingers Falls, NY	\$207,215.00	N.A.
Maple Leaf Associates, Inc. Putnam Valley, NY	\$262,475.00	N.A.
Cirone Construction, Inc. Brewster, NY	\$279,746.73	\$279,745.33
Arold Construction Kingston, NY	\$370,055.00	N.A.

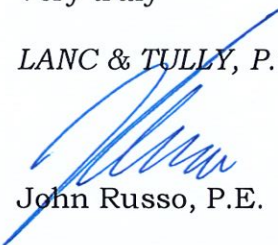
The lowest bidder is Scape-Tech Landscape Technology, Inc., with the total base bid amount of \$190,966.00. Scape-Tech Landscape Technology, Inc., has submitted information related to projects in which they have completed the work as outlined within the proposed project. Scape-Tech Landscape Technology, Inc., also known as Con-Tech Construction, successfully completed the 2023 Accessible Curb Ramps project for the City of Beacon last year. References supplied were called and checked to verify the work completed by the prospective low bidder and were found to be acceptable. In our opinion, Sape-Tech Landscape Technology, Inc. should be considered the lowest responsible bidder based upon the submitted information and Chapter 53 of the City Code. Along with the bid, the contractor has submitted a Non-Collusive Bidding Certificate, and a Bid Bond.

It is our recommendation to the City Council to award the **West Center Street Sidewalk Replacement** project to Scape-Tech Landscape Technology, Inc.

If you have any questions, or need any further information, please do not hesitate to contact our office.

Very truly

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Nick Ward-Willis, City Attorney

City of Beacon City Council Agenda
09/16/2024

Title:

Resolution No. 97 - Approving Amendments to the 2024 Budget

ATTACHMENTS

[Resolution Approving Amendments to the 2024 Budget](#)

[Director of Finance Memorandum Regarding Amendments to the 2024 Budget](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 97 OF 2024

**APPROVING AMENDMENTS TO THE
2024 CITY OF BEACON BUDGET**

BE IT RESOLVED THAT, that the City of Beacon City Council hereby authorizes the attached amendments to the 2024 Budget.

Resolution No. 97 of 2024			Date: September 16, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon
Council Budget Amendments
September 16, 2024 Meeting

1. Amend the 2024 General Fund Recreation Budget for the Child Care Workers Bonus which is the 3rd, 4th, 5th and 6th (final) retention pass thru bonus from New York State. Below is the proposed budget amendment. Below is the proposed budget amendment:

INCREASE EXPENSE:

A -07-7140-103702-	CHILD CARE WORKERS BONUS	\$ 60,396
A -07-7140-820000-	SOCIAL SECURITY	<u>4,620</u>
	TOTAL	<u>\$ 65,016</u>

INCREASE REVENUE:

A -07-7140-388900-	STATE AID OTHER CULTURE & REC	<u>\$ 65,016</u>
--------------------	-------------------------------	------------------

2. Amend the 2024 General Fund Police Budget for the payout of earned and unused accumulated time upon the retirement the Police Chief and Detective Sergeant. We plan on partially funding this with a one-time revenue issued by New York State for temporary municipal assistance in addition to contingency. Below is the proposed budget amendment:

TRANSFER TO:

A -03-3120-190000-	SEVERANCE/RETIREMENT PAY	\$ 139,186
A -03-3130-190000-	SEVERANCE/RETIREMENT PAY	<u>98,729</u>
	Total	<u>\$ 237,915</u>

INCREASE REVENUE:

A -01-1325-300100-	STATE AIM FUNDING	<u>\$ 178,534</u>
--------------------	-------------------	-------------------

TRANSFER FROM:

A -01-1990-400004-	CONTINGENCY-RETIREMENT	<u>\$ 59,381</u>
--------------------	------------------------	------------------

3. Amend the 2024 General Fund Police Budget for the increase to Police and Detective Overtime due to the current staffing crisis. This will be completely funded by salaries in unfilled positions in the Police department. Below is the proposed budget amendment:

TRANSFER TO:

A -03-3120-105000-	OVERTIME	\$ 190,000
A -03-3130-105000-	OVERTIME	<u>3,100</u>
	Total	<u>\$ 193,100</u>

TRANSFER FROM:

A -03-3120-101000-	REGULAR SALARIES	<u>\$ 193,100</u>
--------------------	------------------	-------------------

Respectfully submitted,
Susan K. Tucker CPA

City of Beacon
Council Budget Amendments
September 16, 2024 Meeting

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Respectfully submitted,
Susan K. Tucker CPA

City of Beacon City Council Agenda
09/16/2024

Title:

Resolution No. 98 - Adopting Local Law No. 9 of 2024 Concerning the Fishkill Creek Development District

ATTACHMENTS

Resolution Adopting Local Law No. 9 of 2024 Concerning the Fishkill Creek Development District

Local Law of 9 of 2024 Concerning the Fishkill Creek Development District

Local Law of 9 of 2024 Concerning the Fishkill Creek Development District: SEAF, Part 1

Local Law of 9 of 2024 Concerning the Fishkill Creek Development District: SEAF, Part 1 Narrative

Local Law of 9 of 2024 Concerning the Fishkill Creek Development District: SEAF, Parts 2 and 3

City of Beacon Planning Board Memorandum on Local Law of 9 of 2024 Concerning the Fishkill Creek Development District

Dutchess County Department of Planning and Development Memorandum on Local Law of 9 of 2024 Concerning the Fishkill Creek Development District



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 98 OF 2024

**ADOPTING LOCAL LAW NO. 9 OF 2024 TO AMEND THE BEACON CITY CODE
CONCERNING THE FISHKILL CREEK DEVELOPMENT ZONING DISTRICT**

WHEREAS, pursuant to Resolution No. 2023-085, passed on August 5, 2024, the City of Beacon City Council set a public hearing for August 19, 2024 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning the Fishkill Creek Development Zoning District; and

WHEREAS, notice for said Public Hearing was published in the Poughkeepsie Journal to provide notice for the public to attend and comment upon the proposed Local Law; and

WHEREAS, on August 19, 2024, the City Council adjourned said Public Hearing to September 16, 2024, at which point it opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law; and

WHEREAS, the proposed local law is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") as set forth in 6 NYCRR Part 617; and

WHEREAS, the City Council is the lead agency for SEQRA purposes as the adoption of local zoning laws are solely within City Council's purview; and

WHEREAS, the City Council is familiar with the proposed local law and has reviewed the Short Environmental Assessment Forms Parts 1, 2, and 3 (collectively the "SEAF").

NOW THEREFORE, BE IT RESOLVED, the City Council, based upon its review of the proposed local law, including, but not limited to, the SEAF Parts 1, 2, and 3, hereby determines that the proposed local law amending the Fishkill Creek Development Zoning District within the City of Beacon will not result in a significant adverse impact on the environment; and

BE IT FURTHER RESOLVED, the City Council hereby adopts the SEAF Part 3 Negative Determination finding that the proposed local law will not have a significant adverse impact on the environment and authorizes the City Administrator to sign the SEAF Part 3; and

BE IT FURTHER RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 9 of 2024 to amend the Beacon City Code concerning the Fishkill Creek Development Zoning District.

Resolution No. 98 of 2024			Date: September 16, 2024				
☐ Amendments			☐ 2/3 Required				
☐ On roll call			☐ 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

PROPOSED LOCAL LAW NO. ____ OF 2024

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE
CONCERNING FISHKILL CREEK DEVELOPMENT ZONING DISTRICT

A LOCAL LAW to amend Chapter 223, Article IVC, Section 223-41.14B, concerning development potential within the Fishkill Creek Development 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 IVC – Fishkill Creek Development (FCD) District, Section 223-41.14, subsection B entitled “Development Potential,” is hereby amended as follows:

§ 223-41.14 **Bulk Regulations.**

...

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

...

Section 2. 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 3. 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 4. 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
City of Beacon City Council			
Name of Action or Project:			
Local Law - Fishkill Creek Development District Text Amendment			
Project Location (describe, and attach a location map):			
City of Beacon			
Brief Description of Proposed Action:			
The proposed local law would amend the text of Chapter 223, Section 223-41.14B, concerning the Fishkill Creek Development (FCD) Zoning District. The law would allow the City Council, upon a showing of good cause and after a public hearing, to allow certificates of occupancy to be issued for residential dwelling units or artist live/work spaces built before any nonresidential uses are constructed. Currently within the FCD zoning district nonresidential uses must be built before or concurrently with any dwelling units or artist live/work spaces. The proposed local law is intended to allow housing to be completed and available sooner than is currently required.			
Name of Applicant or Sponsor:		Telephone: 245-838-5000	
City of Beacon City Council		E-Mail: cityofbeacon@beaconny.gov	
Address:			
1 Municipal Plaza			
City/PO:		State:	Zip Code:
Beacon		New York	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☐
			☐
3. 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			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>City of Beacon City Council</u> Date: <u>August 1, 2024</u> Signature: <u></u> Title: <u>City Attorney</u>		

SEAF PART 1: Narrative (revised)

Proposed Local Law Concerning the Fishkill Creek Development (FCD) District

The City Council of the City of Beacon proposed a local law to amend Chapter 223 (Zoning) of the Code of the City of Beacon concerning the Fishkill Creek Development (FCD) District to grant the City Council, upon a showing of good cause and upon imposition of such conditions as it deems appropriate, the authority to allow certificates of occupancy to be issued for residential dwelling units or artist live/work studios constructed before nonresidential uses are built or finished.

Currently, § 223-41.14B requires nonresidential uses to be built before or concurrently with any dwelling units or artist live/work studios. This local law is intended to help alleviate housing shortages faced in the region by permitting the City Council in certain circumstances to allow such residential units to be “opened” for housing before the construction of nonresidential uses are completed. The local law thus aims to promote the City’s goals of reducing housing costs without changing bulk requirements such as parcel size, setbacks, floor area ratios, lot sizes, open spaces, building heights, dwelling unit sizes, or buffers.

Agency Use Only [If applicable]

Project: Proposed Local Law - FCD

Date: September 16, 2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: FCD local law amend

Date: September 16, 2024

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed local law will amend Chapter 223 (Zoning) of the Beacon City Code concerning the issuance of Certificates of Occupancy for new development within the Fishkill Creek Development (FCD) zoning district. Specifically, the proposed local law would amend Section 223-41.14, Subsection B, to provide that the City Council may, for good cause shown and upon imposition of such conditions it deems appropriate, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the non-residential component being completed.

Currently, the Beacon Code requires that Certificates of Occupancy be issued at the same time for both types of uses. Under the Beacon City Code, and applicable State law and regulations, buildings and structures may not be used prior to the issuance of a Certificate of Occupancy. Thus, the proposed local law is intended to grant the City Council the flexibility to make a case-by-case determination should new development within the FCD request Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the completion of non-residential uses. As such, the proposed local law should help alleviate housing shortages and costs because residential components of development may be opened for use earlier than is currently permitted, provided the Applicant is able to show good cause for such request and pursuant to such conditions as it deems appropriate. The local law does not amend or change any permitted uses, bulk, or underlying land use approval procedures within the City of Beacon.

The proposed local law is not expected to have a significant adverse environmental impact because the proposed local law amends final permitting procedure and has no direct impact on the environment or land use intensity. As such, the proposed local law will not have a significant adverse impact on intensity of land use or environmental resources (e.g., natural areas, wetlands, streams, flora, fauna, etc.). There will be no significant adverse impacts on historic or aesthetic resources, nor significant impacts on community character, traffic, flood, erosion, and air or noise, because the local law allows already approved developments to open housing spaces before non-residential components are completed, provided the City Council finds there is good cause to grant such request. For these reasons, the proposed local law will not have significant adverse environmental impact.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



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

John Gunn, Chair

August 15, 2024

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

Subject: City Council Referral of Local Law Amending Chapter 223
of the Zoning Code of the City of Beacon regarding the Fishkill Creek
Development (FCD) Zoning District

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law amending Chapter 223 of the Beacon Code regarding the Fishkill Creek Development (FCD) Zoning District during the August 13, 2024 Planning Board meeting. Planning Board Attorney, Jennifer Gray, reviewed the proposed local law to authorize the City Council to allow Certificates of Occupancy to be issued for the residential component of a FCD project prior to completion of the non-residential component of the project after a public hearing and upon good cause shown. Under the existing Code, the required non-residential component of an FCD project must be built out before or concurrently with the residential component of the project.

After discussing the proposed amendments, the four Planning Board members in attendance unanimously expressed that the proposed amendment undermines the mixed-use purpose of the FCD District. The Board questioned whether it makes sense to continue to require a non-residential component of a project as part of the FCD District regulations if the residential component is allowed to be occupied before the commercial component is completed thereby potentially jeopardizing the realization of the commercial component of the project. In the event the City Council approves a local law that allows the residential component of an FCD project to be issued a Certificate of Occupancy prior to the non-residential component, the City Council should define "good cause" to allow for a clearer standard of review. The Planning Board did not express interest in holding the approval authority for the waiver set forth in the proposed local law.

Sincerely,

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 Number(s):

Project Name: **Proposed Local Law No. 8 of 2024 Concerning the Fishkill Creek Development District**

Applicant: **City of Beacon City Council**

Address of Property: **N/A**

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.)
- ☐ Rezoning 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: **8/14/2024**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 8/6/2024	Notes:		☐ Major Project
Date Received: 8/6/2024			Referral #: ZR24-271
Date Requested: 8/14/2024			
Date Required: 9/5/2024	☐ Also mailed hard copy		Reviewer:
Date Transmitted: 8/9/2024			

City of Beacon City Council Agenda
09/16/2024

Title:

September 3, 2024 Minutes

ATTACHMENTS

[September 3, 2024 Minutes](#)



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

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

September 3, 2024
7:00 PM
Draft
City Council
Minutes

Regular Meeting

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

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

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Jeffrey Domanski, Ward Two

Councilmember Pam Wetherbee, Ward Three

Also Present

Christopher White, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearing

[Public Hearing for a Proposed Local Law Concerning Dimensional Regulations for the Transitional District](#)

Motion to close the public hearing by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 - 0.

Reports: Mayor, City Council, and City

Local Laws and Resolutions

1. [Resolution No. 92 - Appointing Felix Benitez to the Position of Motor Equipment Operator](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 – 0.

2. [Resolution No. 93 - Adopting Local Law No. 7 of 2024 Concerning Soil Stabilization](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 6 – 0.

3. [Resolution No. 94 - Adopting Local Law No. 8 of 2024 Concerning Dimensional Regulations for the Transitional District](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 6 – 0.

Approval of Minutes

1. [August 19, 2024 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: September 9, 2024 at 7:00 p.m

Adjournment