

**Regular Meeting**

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on May 20, 2019. Please note that the video recording of this meeting is available at <https://vimeo.com/337527874>

**Council Members Present:**

Lee Kyriacou, At Large  
George Mansfield, At Large  
Terry Nelson, Ward One  
John Rembert, Ward Two  
Jodi McCredo, Ward Three  
Amber Grant, Ward Four  
Randy Casale, Mayor

**Council Members Absent:****Also Present:**

Anthony Ruggiero, City Administrator  
Nick Ward Willis, City Attorney

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*A moment of silence was observed for those who serve and have served in the US military.*

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**First Opportunity for Public Comments:** Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those which are the topic of a public hearing tonight.

**Speakers:**

Robert Lanier

Mr. Lanier sked the Council for No Parking Signs at the intersection of Sycamore Drive and Sargent Avenue due to sight distance issues that make the intersection unsafe.

Air Rhodes

Ms. Rhodes spoke out against the proposed Danskammer project in Newburgh. She thanked Scenic Hudson, River Keeper, and County Legislator Nick Page for their help in writing a resolution stating the City's disapproval. The new project would increase pollutants contributing to climate change, it is also vulnerable to flooding. It may increase lung cancer cases and lead to poor agricultural yields.

Theresa Kraft:

Ms. Kraft stated that Verizon may have slipped stuff past the City. Do not erase historic streetscapes. New development is threatening Beacon's viewsheds and historic resources. There is a disregard for Beacon's history. Beacon needs a building moratorium enacted immediately.

Elaine Ciaccio

Ms. Ciaccio asked for clarification on any changes to the law for accessory apartments. She asked why the setbacks in residential neighborhoods were lessened? And, should condos be assessed at such a high rate?

Stosh Yankowski

Mr. Yankowski asked the Council to reject the Ferry Landing project by using eminent domain and taking the property.

Nicole Wooten

Ms. Wooten is a representative of the Conservation Advisory Committee. All are welcome to attend their meetings on the first Wednesday of each month at 7 pm in the conference room in City Hall. She made three points.

1. The CAC supports a greenhouse gas inventory of government and resident sectors. Land use and land types should be considered in future studies.
2. The CAC opposes the proposed Danskammer project.
3. Thank you to everyone who came to the Earth Day clean ups.

Sergie Krasikov

Mr. Krasikov spoke against the proposed Danskammer project. The proposal will result in 10 times the amount of current pollution. Within 30 years 100% of the facility will be in a flood zone.

### **Presentations:**

#### **Scenic Hudson Presentation Regarding Proposed Danskammer Project**

#### **Presenter Nikki Chung, Environmental Outreach Organizer**

To view the presentation, please see the agenda for this meeting at [cityofbeacon.org](http://cityofbeacon.org)

Ms. Chung took the Council through a presentation describing the history of Danskammer's plant in Newburgh, New York. She compared the existing plant to the proposed plant. Danskammer is currently in the second of six steps in order to build a new power plant. The new plant would emit harmful air pollutants which can cause asthma and other chronic conditions. A spill would compromise surface, ground and drinking water. There is also a potential for flooding. We will be locked into centuries or more of negative environmental impacts. The new plant would run more than 75% of the time. The annual total air emissions would increase tenfold or more. There would be no actual increase in the number of jobs at the facility. The revenues from construction would only go to the Town of Newburgh and the Town of Marlboro. The site, along with the plumes will be an eyesore.

She suggested that the City of Beacon apply for party status. Doing so will allow the City to file documents on the administration record, be eligible for intervener funding, participate in stipulations in the trial type evidentiary hearing, and stay informed. She recommends the Council pass a resolution taking a stance against the proposed Danskammer project. Ms. Chung took questions.

George Mansfield

Can the current plant run more than five percent of the time?

Nikki Chung

I will get back to you on that.

Lee Kyriacou

Mr. Kyriacou reiterated Council person Mansfield's comments about the importance of finding out the frequency with which the new plant would run and what the resulting pollution would be.

Amber Grant

Will the freedom from fossil Fuels Act have any effect on this?

Ms. Chung was not aware.

George Mansfield

Are there any organizations in support of this project?

Ms. Chung

Yes, the Town of Newburgh and the Town of Marlboro because it will bring more tax revenue – however this became a point of contention and Ms. Chung conceded that she was not sure.

### **Information Session for Public Comment on Preliminary Draft Zoning Code Tables Schedule of Uses and Rezoning of Certain Properties**

John Clarke

Mr. Clarke stated that the city's current zoning tables are a piggyback system where one district may be dependent upon the uses of a previous district with additions and subtractions along the way. This system makes it difficult to follow the trail and determine what uses are allowed in what districts. He put together a more user-friendly chart version of the tables. There were at least four workshops with the City Council who decided to put together a subcommittee to work on this project.

He is proposing six changes

1. Creating a simple x-y axis chart grouped by use types
2. Combine Off-Street Parking (PB) and Office Business (OB) into Transitional (T) zone with a few additional uses
3. Combine Local Business (LB) and General Business (GB) districts

4. Eliminate multiple non-industrial uses in Heavy Industrial (HI)
  5. Reduce the number of required Special permits
  6. Add several new uses:
    - Vehicle Sales or Rental Lot
    - Animal Care Facility
    - Golf Course
- Eliminate a few uses:
- Ski Facility
  - Tattoo Parlor
  - Retail Truck or Trailer

Dimensional Tables:

1. Add standards for new Transitional (T) district
2. Decrease some front setbacks in R1 districts and increase side setbacks in RD districts
3. Add dimensional standards (setbacks, building height, building coverage, minimum open space) instead of Floor Area Ratio
4. Eliminate more than half of the existing footnotes

Lee Kyriacou:

Properties near Main Street are no longer zoned the same as Main Street. Almost no changes will affect single family residential zones. Definitions have now been standardized across different districts to cut down on confusion and increase clarity.

Kelly Ellenwood

Ms. Ellenwood hopes that the previous zoning records are kept for historic preservation purposes.

She continued by saying that artist live/work spaces not permitted in R zones are still not permitted. Artist studio, art gallery, and exhibit spaces were not permitted before but now would be permitted with a special use permit. Accessory uses to residential would include home office, and artist studio included as a "home occupation" which results in a net increase from where it was before.

Theresa Kraft

How do we lock out drastic changes by limiting people from getting variances?

Nick Ward Willis

We can't legally do that in New York State. We need to provide people with the option of applying for a variance.

Denny Myer

Will artist-live-work space combine gallery or exhibit be allowed in the T zone?

John Clark

Yes

Denny Myer

When will this be approved?

Mayor Casale

We'll need a public hearing but before then we need to make some more text changes. Hopefully by the end of the year but there is still a lot of work. If anyone has questions or comments please get in touch with us soon.

Air Rhodes

What is the enforcement side of the new zoning regulations?

George Mansfield

We need to make sure that people are aware of the changes when they go into effect.

Mayor Casale

If you see something, tell the building department and they will take care of it. Also, before these new regulations go into effect, the City will make sure everyone knows about them by putting the changes on [cityofbeacon.org](http://cityofbeacon.org) and sending out a robotic call.

Elaine Ciaccio

If setbacks get changed in the R1 district, they will stand out and that will not be good.

John Clarke

Setbacks were designed to allow more flexibility to match with historical neighborhoods.

### **Public Hearings:**

**Public Hearing on Proposed Local Law to Delete Chapter 183 and Amend Chapter 223 Sections 15 and 63 of the Code of the City of Beacon Regarding the Sign Local Law Adjourned Until June 3, 2019**

### **Council Member Reports:**

#### Amber Grant:

Ms. Grant thanked the Garden Club for the Blue Star Memorial and their years of service to Beacon. She would like to discuss the Danskammer facility.

John Rembert:

Mr. Rembert thanked Gary Barrack and the Tioronda Garden Club for dedicating the Blue Star Memorial. He also thanked the Mayor, City Administrator, and Public Works for their efforts in the project.

Lee Kyriacou:

Mr. Kyriacou would like the City Assessor to come and discuss the assessment of condominiums. He thought they were undervalued.

George Mansfield:

Mr. Mansfield congratulated Florence Northcutt on her recent honor. He said she is one of the “true saints of Beacon.”

Jodi McCredo:

Ms. McCredo reminded everyone that the Howland Public Library has several community conversations coming up; the schedule is as follows: Beacon Elks Club at 6 pm on May 22, Howland Cultural Center on May 24 at 10 am, Beacon Historical Society on June 5 at 6 pm, and the University Settlement Camp on June 22 at 3 pm.

Please go out to vote for the school board and budget elections. She is looking forward to discussing a building moratorium.

Terry Nelson:

Mr. Nelson thanked the Rombout Middle School principal for hosting a successful art and cultural event.

Mayor Casale:

Mayor Casale reappointed Norman McCloud to the Beacon Housing Authority.

The Mayor announced an update to the B Free Loop Bus summer schedule, please see [cityofbeacon.org](http://cityofbeacon.org) to view the schedule.

Grievance Day will be May 22<sup>nd</sup> at City Hall.

The Mayor thanked the Tioronda Garden Club for their donation of a Blue Star Memorial.

Mayor Casale reminded everyone that there will be a Memorial Day Parade on May 27<sup>th</sup> on Main Street at 1 pm.

Mayor Casale reminded everyone that there will be an event called Rock Out For Mental Health on June 1<sup>st</sup> at Pete and Toshi Seeger Riverfront Park. The goal of the event is to raise awareness of health services available in the greater Beacon area.

Mayor Casale reminded everyone to vote at the upcoming school board election.

**Resolutions, Ordinances and Local Laws:**

**1. A Resolution to Set a Public Hearing on Local Law to Create Chapter 106, Article III of the Code of the City of Beacon Concerning the Energize New York Open C-PACE Financing Program for June 3, 2019**

- Motion by Council person Rembert
- Second by Council person Nelson
- Resolution passes 6-0

**2. A Resolution to Set Public Hearing on the Application of Orange County-Poughkeepsie Limited Partnership Verizon Wireless Regarding 110 Howland Avenue for June 17, 2019**

- Motion by Council person Rembert
- Second by Council person McCredo
- Resolution passes 6-0

**3. A Resolution Authorizing the Appointment of a Part-Time Dispatcher for the Police Department**

- Motion by Council person Nelson
- Second by Council person McCredo
- Resolution Passes 7-0

**4. A Resolution Awarding Contract to J & J Equipment for Portable Video Inspection System**

- Motion by Council person Grant
- Second by Council person Mansfield

- Resolution passes 7-0

**5. A Resolution Authorizing the Implementation, and Funding in the First Instance 100% of the Federal Aid Program Aid Eligible Costs, of a Transportation Federal Aid Project, and Appropriating Funds Therefore Regarding Main Street Accessibility Improvements**

- Motion by Council person McCredo
- Second by Council person Nelson
- Resolution passes 7-0

**6. A Resolution Authorizing the Implementation, and Funding in the First Instance 100% of the Federal Aid Program Aid Eligible Costs, of a Transportation Federal Aid Project, and Appropriating Funds Therefore Regarding the Installation of the Pedestrian Signal Development Project**

- Motion by Council person Rembert
- Second by Council person McCredo
- Resolution passes 7 - 0

**7. A Resolution Authorizing Change Order Regarding the Fairview Water Tank Project**

- Motion by Council person Rembert
- Second by Council person Mansfield
- Resolution passes 7-0

**Approval of Minutes**

Motion to approve council minutes from May 6, 2019

- Motion by Council person Grant
- Second by Council person McCredo
- Motion passes 7-0

**Second Opportunity for Public Comments:** Each speaker may have one opportunity to speak for up to three minutes on any subject matter on which the Council can take action.

**Speakers:**



There were no speakers.

**Adjournment:**

- Motion by Council person Rembert
- Second by Council person Mansfield
- Motion passes 7-0

Next Workshop: May 28, 2019

Next Meeting: June 3, 2019

<b>Resolution No. ____ of 2019</b>			<b>Date: <u>July 1, 2019</u></b>				
<input type="checkbox"/> <b>Amendments</b>			<input type="checkbox"/> <b>On roll call</b>			<input type="checkbox"/> <b>2/3 Required.</b>	
<input type="checkbox"/> <b>Not on roll call.</b>						<input type="checkbox"/> <b>3/4 Required</b>	
<b>Motion</b>	<b>Second</b>	<b>Council Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Reason</b>	<b>Absent</b>
		<b>Terry Nelson</b>					
		<b>Jodi McCredo</b>					
		<b>George Mansfield</b>					
		<b>Lee Kyriacou</b>					
		<b>John Rembert</b>					
		<b>Amber Grant</b>					
		<b>Mayor Randy J. Casale</b>					
		<b>Motion Carried</b>					