



COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

January 17, 2020

To: City Council, City of Beacon
Re: **ZR19-406, Local Law Amending the City Code regarding Schedule of Use and Bulk Regulations**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-l and 239-m).

ACTION

The City is seeking to amend its Schedule of Uses and Bulk Regulations.

COMMENTS

We are pleased to see that the City has revised its Schedule of Uses to be much easier to read and has combined similar districts to streamline the code. We have a few minor comments for the Council's consideration:

1. Museums are proposed in all R-1 and RD districts via special permit by the Council. This use may be too intense for residential areas, especially on small lots.
2. A definition should be provided for Trade Schools and Training Programs. As "Colleges or Universities" and "Private Schools or Nursery Schools" are permitted in All R1 and RD districts, it is unclear why "Trade Schools or Training Programs" aren't as well.
3. There is no definition for Medical Service Structure. "Medical service accessory structure" is also referred to in section 223-13(O).
4. The City should consider permitting forms of urban agriculture.
5. Section 223-14.4 Waterfront Development (WD) Zone and §223-63 Definitions references "Conference Centers" while the Schedule of Uses references "Conference space."
6. The current proposal defines the term "Workshop" in the text of §223-41.18(17), but then does not in §223-41.21(15). Perhaps the definition of this use should not be included in these sections but should appear in the Definitions.

RECOMMENDATION

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

Eoin Wrafter, AICP, Commissioner

By

Jennifer F. Coccozza
Deputy Commissioner

Dutchess County Department of Planning and Development

FAX INFO ONLY

To Jen Cocozza	Date 12/10/2019	# pgs 55
Co./Dept. Planning and Development	From Collin Milone	
Fax # 845 486 3610	Phone #845 838 5010	

239 Planning/Zoning Referral - Standard Form

Municipality: City of Beacon

Referring Agency: Planning Board Zoning Board of Appeals Municipal Board

Tax Parcel Number(s):

Project Name: Proposed Local Law to Amend Ch 223 and 210 of the C.O.B Code Re Schedule of Regulations...

Applicant: ... and Associated Amendments

Address of Property:

Please fill in this section

Type of Action:

- Local Law / Text Amendment
- Rezoning
- Site Plan
- Special Permit
- Use Variance
- Area Variance
- Other: _____

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 (if less than 30 days): Jan 21, 2020

If subject of a previous referral, please note County referral number(s):

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

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete — *municipality must resubmit to County*
- Incomplete with Comments — *municipality must resubmit to County*

Date Submitted: <u>12/10/19</u>	Notes: <u>map received 1/7/2020</u>	<input type="checkbox"/> Major Project
Date Received: <u>12/10/19</u>		Referral #: <u>19-406</u>
Date Requested: <u>1/21/20</u>		
Date Required: <u>2/5/20</u>	<input type="checkbox"/> Also mailed hard copy	Reviewer: <u><i>Jennifer Houz</i></u>
Date Response Faxed: <u>1/17/20</u>		