

**Beacon Community Forum**  
**February 20, 2020 - 7:00 pm**  
**Memorial Building**

**Agenda:**

**Welcome and Introductions**

**Mayor Lee Kyriacou**

**Planning and Zoning Presentation**

**John Clarke, City Planner**

**Open Discussion and Questions**

**David Church, AICP, Facilitator**

**Next Steps**

**Mayor Lee Kyriacou**

# Planning and Zoning Process: Involved Parties

## Community

- Elects City Council
- Participates in Comprehensive Plan development
- Voices input at City Council and board meetings

## City Council

- Approves Comprehensive Plan
- Adopts and amends Zoning Law
- Appoints board members
- Approves certain special permits

## Planning Board

- Reviews site plans, subdivisions, special permits
- Provides recommendations to Council and ZBA
- Usual SEQRA/environmental review Lead Agency
- Must follow Zoning Law requirements

## Zoning Board of Appeals

- Reviews requests for zoning variances
- Subject to state law standards

## Building Department

- Issues building permits, certificates of occupancy
- Monitors, confirms compliance; reports violations

# Planning and Zoning Process:

## Comprehensive Plan

- Overall roadmap based on community input/public workshops
- City Council adopts Plan's goals, objectives, and recommendations

## Zoning Law

- Council establishes districts, permitted uses, design requirements
- Zoning must be consistent with Comprehensive Plan

## Site Plan

- Required for any sizeable project needing a building permit
- Planning Board reviews architecture, landscaping, engineering, etc.

## Special Permit

- City Council or Planning Board review , depending on Zoning Law
- Permitted use, but subject to additional conditions

## SEQRA

- State Environmental Quality Review Act
- Lead Agency determines potential significant impacts

## Variance

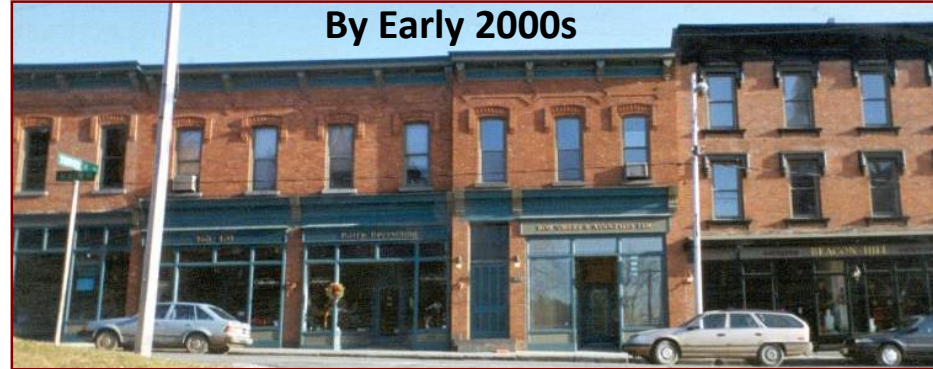
- Zoning Board of Appeals approves, consistent with state criteria
- Use variance much more difficult to justify than area variance

# Redevelopment of Historic Main Street Buildings



Late 1980s – Early 1990s

By Early 2000s



## **2007 Comprehensive Planning Process**

**F. P. Clark Associates with 14-Person Committee**

**Printed Survey Mailed to Every City Household**

**524 Surveys Returned and  
Summarized in July 2006 Report**

**4 Public Visioning Workshops at Diverse Locations  
and Additional City Council Public Hearings**



## **2017 Comprehensive Plan Update Process**

**BFJ Planning with 16-Person Committee**

**Public Workshop #1 September 22, 2016**

**Approximately 120 Participants**


**Public Workshop #2 November 17, 2016**

**Approximately 100 Participants**

**Additional City Council Public Hearings**

**22-Page Summary of Workshops at end of Plan**



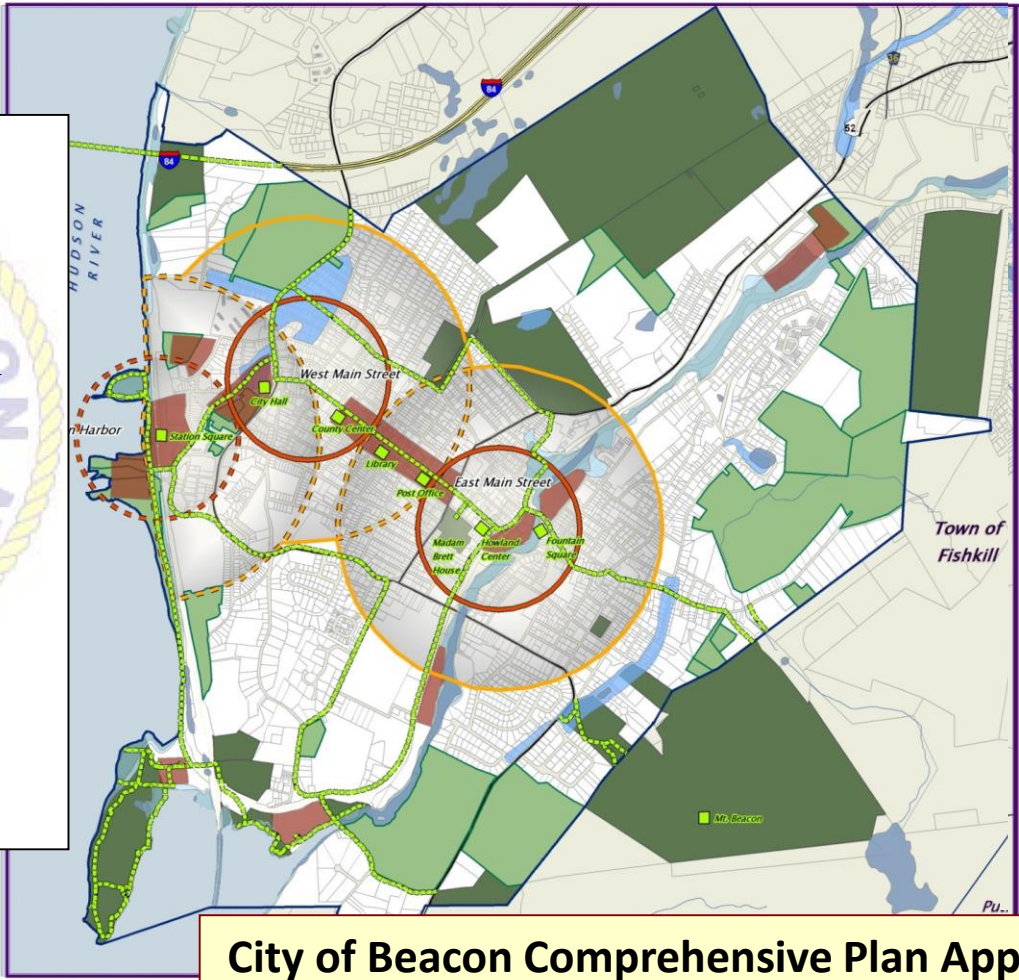


City of Beacon  
New York

**COMPREHENSIVE PLAN  
and Draft Generic Environmental  
Impact Statement**










MAY 15, 1913


Adopted by the  
Beacon City Council on  
December 17, 2007




# Centers and Greenspaces Plan *City of Beacon*

**Legend**

-  Neighborhood Center  
1/4 - 1/2 Mile Radii
-  Emerging Center
-  Easement-Protected  
and Public Lands
-  Major Greenspace Parcels
-  Parcel Lines
-  Municipalities
-  Water/Wetlands/  
Floodplains
-  Trails
-  Main Public Places
-  Prime Redevelopment  
Opportunities

 1/4 Mile Radius: Park Once  
and Walk Around?  
Mixed-Use Core

 1/2 Mile Radius: Walkable  
from Edge to Center,  
Primarily Mix of  
Housing Types

Dutchess County Department of Planning & Development  
27 High Street  
Poughkeepsie, NY 12601  
845.486.3600

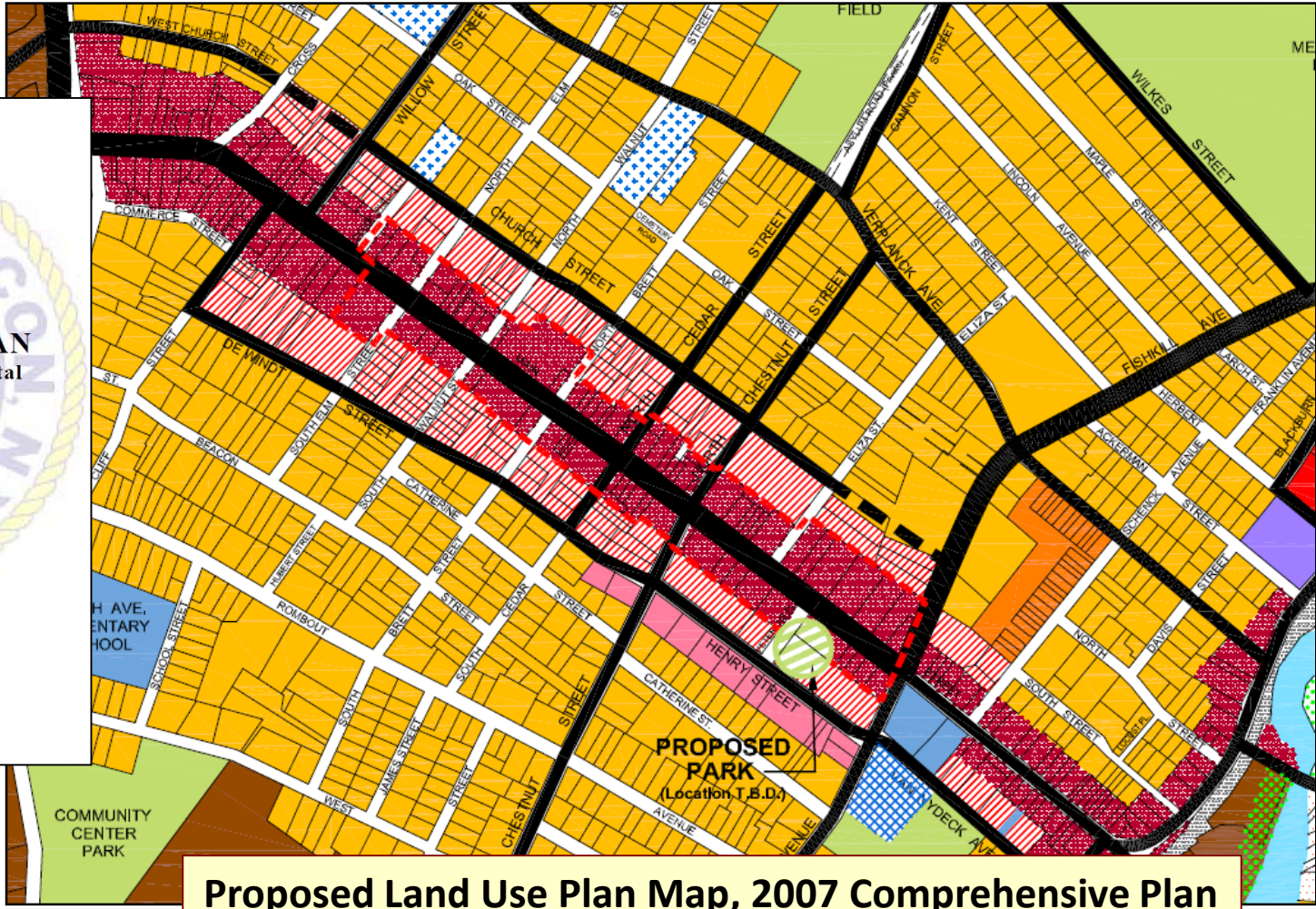


**City of Beacon Comprehensive Plan Appendix, 2007**

**Page 1:**

This Comprehensive Plan builds on the City's past successes and proposes a combination of new open spaces and parks balanced with new opportunities for commercial and residential development in the following three key areas:

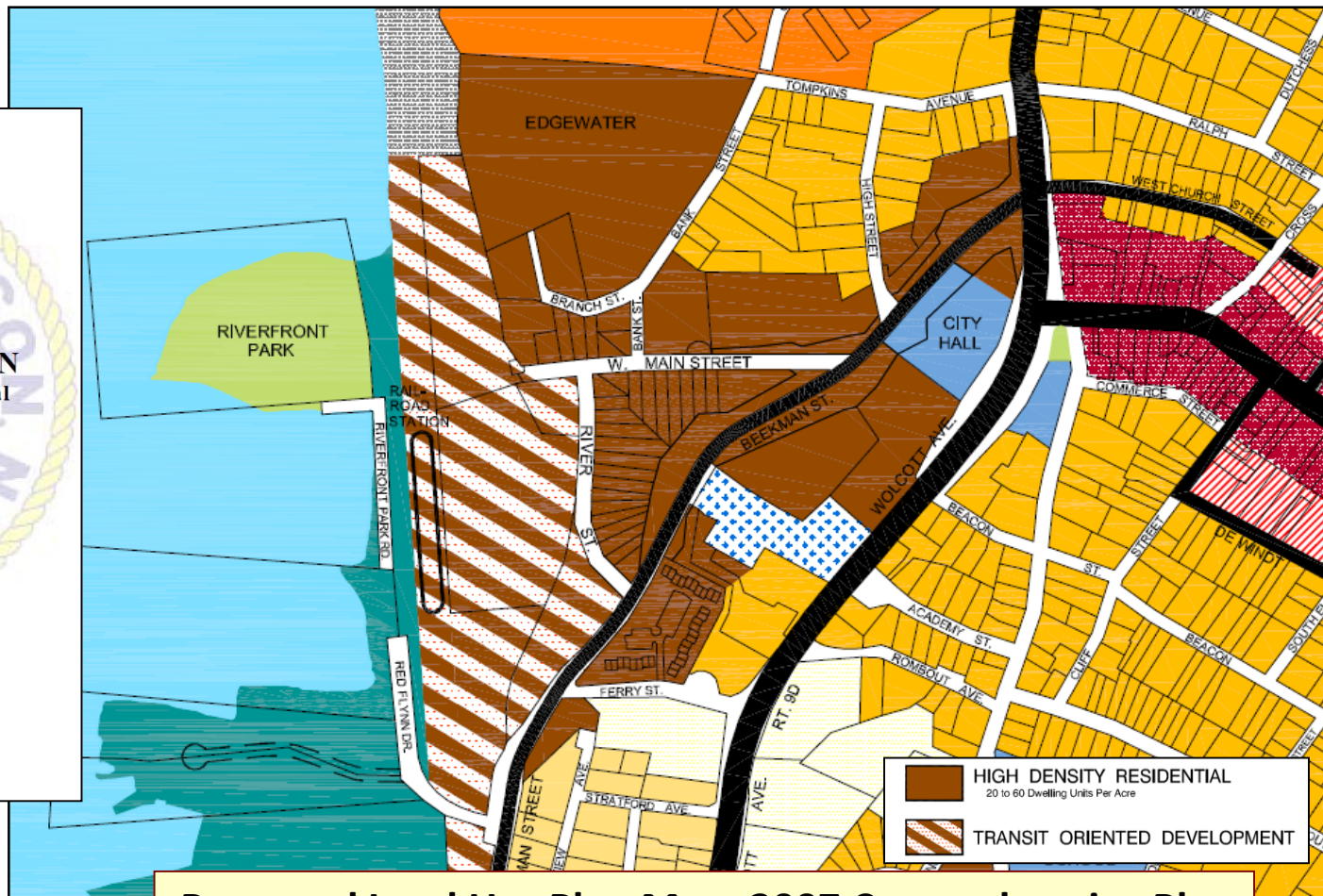
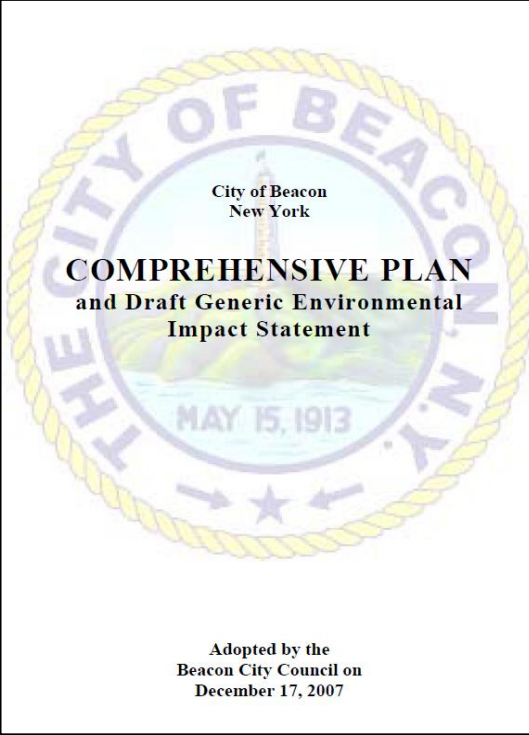
- Main Street's Central Business District
- Former industrial sites along the Fishkill Creek
- Waterfront/Train Station area between City Hall and the Train Station



**Proposed Land Use Plan Map, 2007 Comprehensive Plan**

**Pages 62-64:**

**The Main Street business district needs an increased residential population in the area near Main Street in order to support a larger market necessary for long-term economic viability. Increase the allowable density within the Central Business District, particularly in the area between Digger Phelps Street and Teller Avenue, where four-story buildings should be allowed.**



**Proposed Land Use Plan Map, 2007 Comprehensive Plan**

**Page 111:**

This Land Use Plan proposes allowing increased residential densities in the Waterfront/Train Station area (the area between City Hall and the train station)...Building heights should be limited to a maximum of 4 stories...New residents would be expected to patronize established business districts in the City, thus securing the economic resurgence of the City. New residents will also contribute to the tax base through property taxes, and because of the housing types involved, are not expected to have a large impact on demand for public school services.

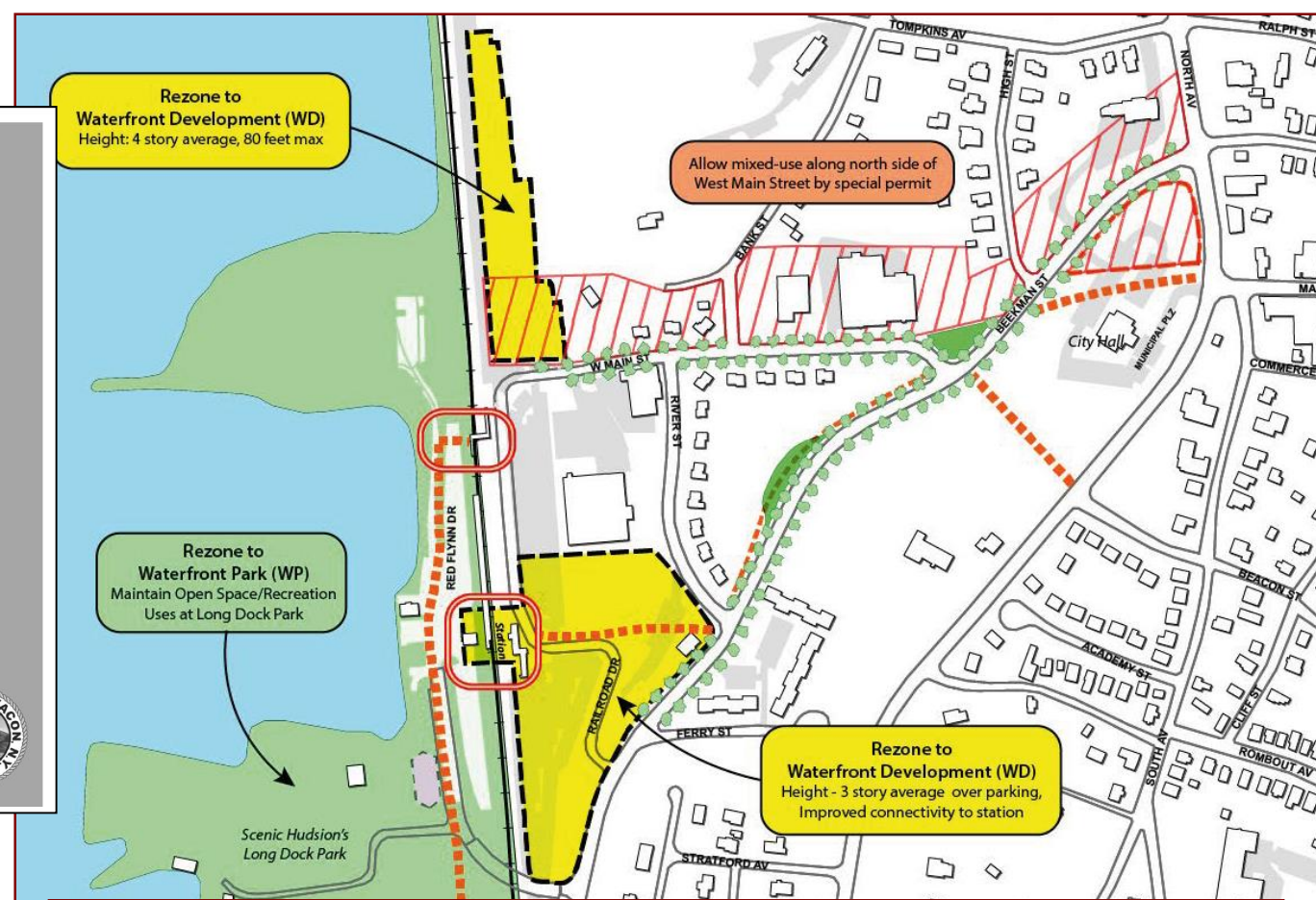




City of Beacon  
Comprehensive Plan Update

Adopted April 3, 2017

BEP Planning



## Waterfront/Train Station Recommendations, 2017 Plan Update

### Page 11:

The changes proposed in the 2017 Plan consist primarily of restricting development along the waterfront...Property would be reduced in height and density from what was proposed in the previous Comprehensive Plan. This is intended to preserve upland views of the Hudson River and reduce traffic impacts.

Page 10: It is recommended that the City rezone all of the area west of the train station and railroad tracks to Waterfront Park (WP).



City of Beacon  
Comprehensive Plan Update

Adopted April 3, 2017

BEP Planning



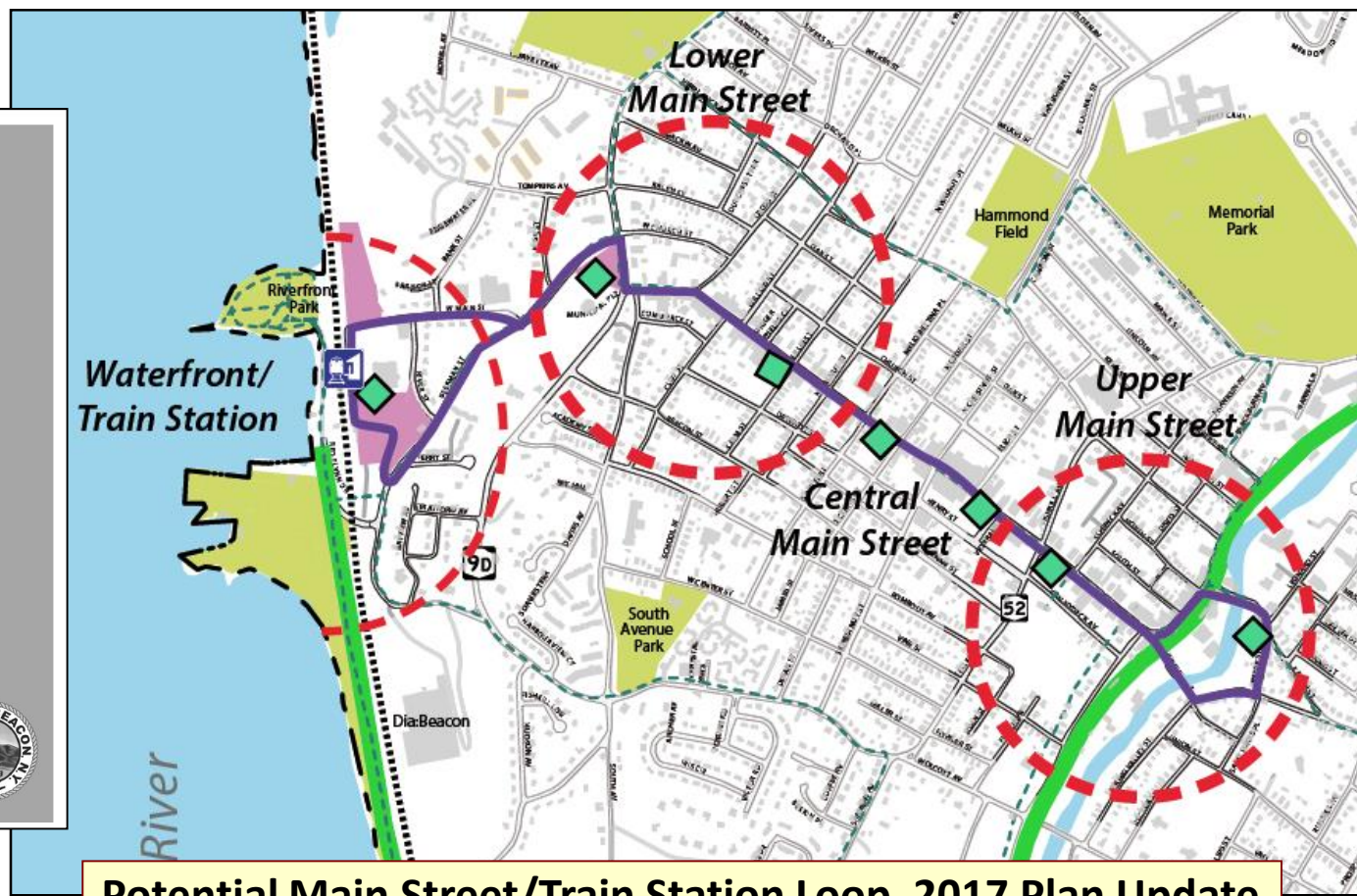
Waterfront/  
Train Station

Potential Main Street/Train Station Loop, 2017 Plan Update

## Page 12:

One of the main goals for the 2017 Plan is to improve connections between Main Street, the waterfront/station area, and Dia:Beacon. Recommendations that address this include:

- Improve streetscape between Main Street and train station;...
- Support rubber wheeled trolley service connecting Main Street to train station area;
- Encourage infill development along Main Street as well as pocket parks at identified nodes of activity;...

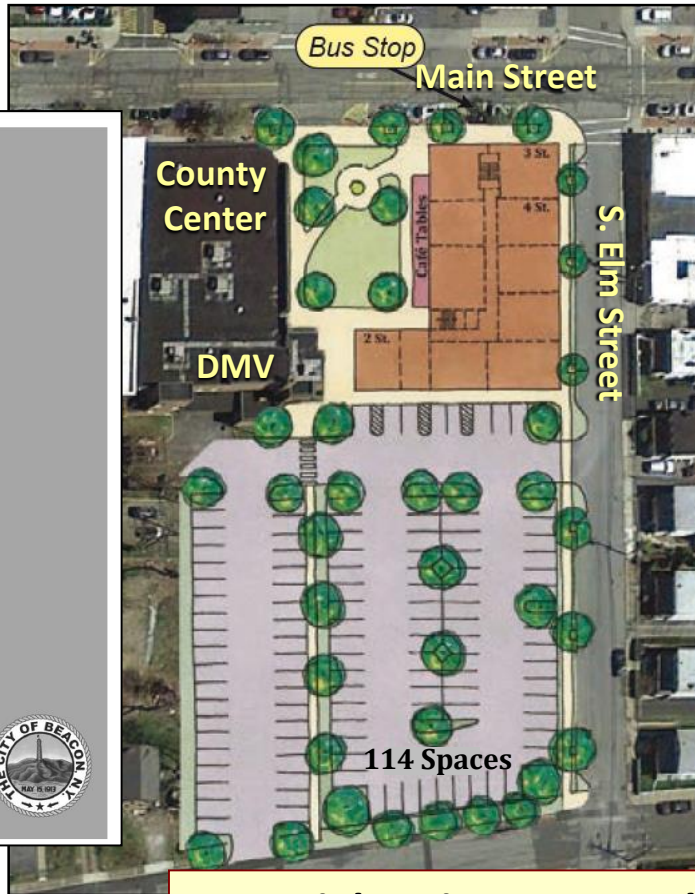




City of Beacon  
Comprehensive Plan Update

Adopted April 3, 2017

BEP Planning



### Potential Main Street Park Locations, 2017 Plan Update

#### Page 66:

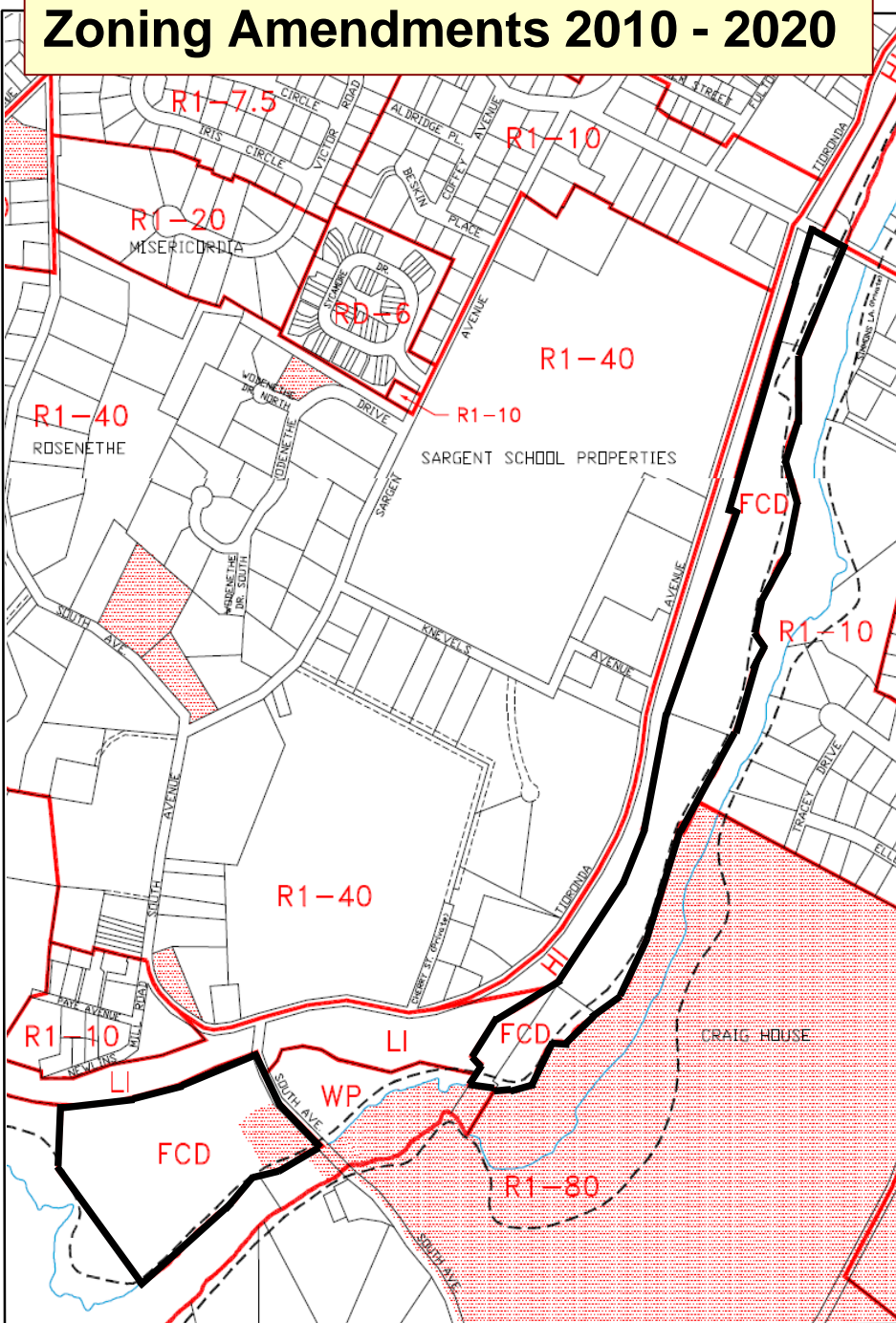
Main Street recommendations:

- 4.1 Develop a Main Street Corridor Plan to address the urban design of the corridor, identification of activity centers, future parking improvements, public transportation improvements and outdoor public spaces.

#### Page 175:

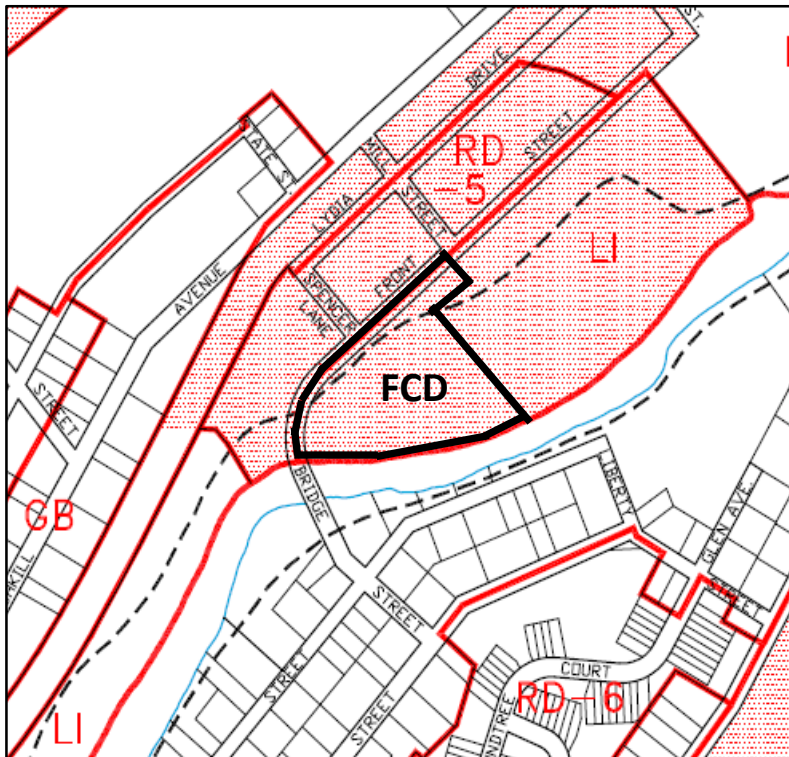
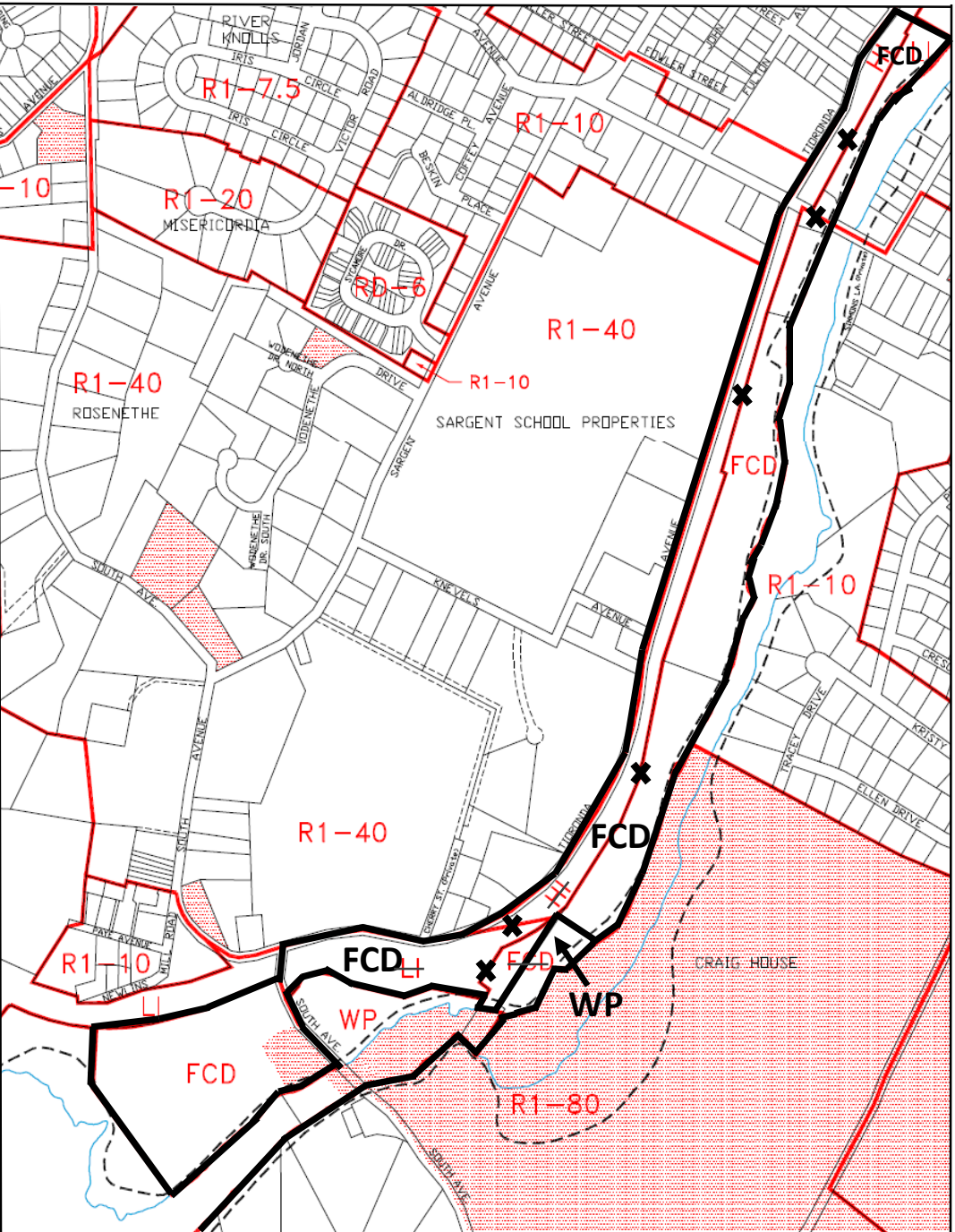
There are two pocket parks proposed for Main Street...One potential location is at Veterans Place, and the other is at the Dutchess County offices at South Elm Street...The Main Street plan may involve multiple small parks or squares.

# Zoning Amendments 2010 - 2020



**Fishkill Creek Development District  
Created in 2010**

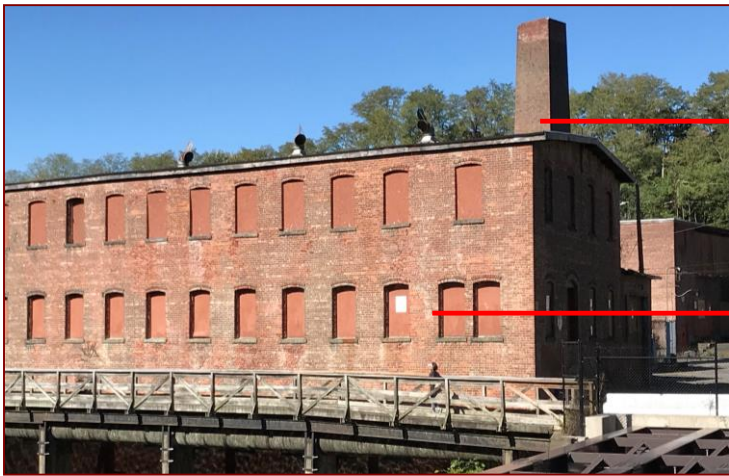
- Encourage the redevelopment of vacant or underutilized industrial properties with a mix of residential and non-residential uses.
- Preserve open space corridors along the Fishkill Creek, including a greenway buffer and trail to be constructed by the developer and maintained by the owner.
- Lowered development potential from previous 29 units/acre to 11 units/acre;
- Bonus allowed 15 units/acre if commercial is included in the proposal;
- Building Height set at 35 feet, or 45 feet with extra buffer from creek.



**Fishkill Creek Development District  
2017 Amendments**

- Expanded the FCD district;
- Required 25% non-residential use;
- Building Height set at 3 stories/40 feet;
- Added detailed design standards, including illustrative examples.

# FCD Design Standards Illustrative Examples



555 South Avenue and Tioronda Bridge

Industrial artifacts, such as stacks, towers, window frames, loading doors, and docks, should be incorporated into the design.

Historic mill buildings generally had simple forms and repetitive window openings with flat or low-pitched gable roofs.



248 Tioronda Avenue Former Factory Buildings

A tower one story above the building height may add architectural interest and encourage access to rooftop gardens.

Buildings shall have an emphasized entrance doorway to visually connect the building to the street and sidewalk.



One East Main Street

New construction should have rooftop cornices, capstones, parapets, railings, or projecting eaves.

Commercial buildings shall have at least 70% glass on the first-floor facades. Residential floors shall have at least a 30% glass to wall ratio.

Rob Yasinsac

## Urban Renewal and 1974 Zoning

- Clear Out Older Neighborhoods;
- Separate Housing from Businesses;
- One-Story Stores/High-Rise Housing;
- Rely on Cars and Large Parking Lots.



**Main Street Vision, Beacon Center Renewal Plan, 1965**



**Eastern Main Street Historic District**



**Western Main Street Historic District**

## **Central Main Street Form-Based Code, 2013**

- **Build On Historic District Precedents;**
- **Integrate Residential with Commercial;**
- **Multi-Story Housing Over Storefronts;**
- **Make Pedestrian Activity High Priority.**



**Central Main Street**



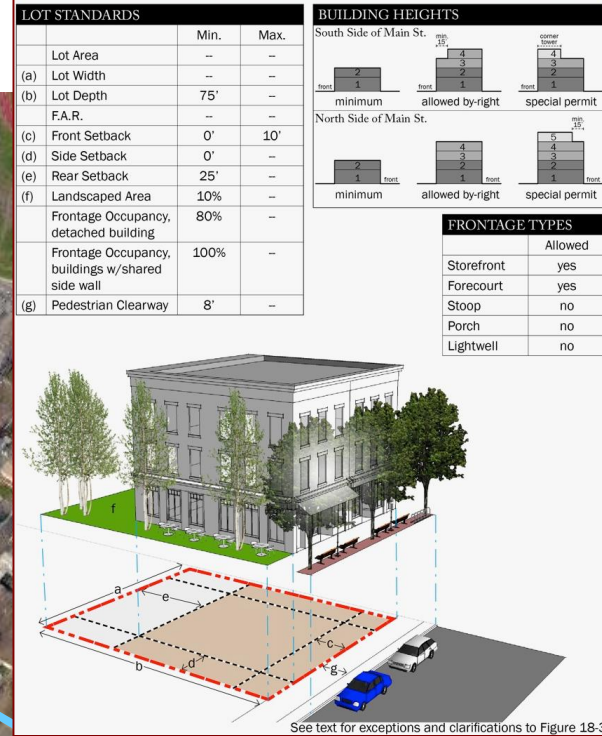
**FIGURE 18-3: LOTS THAT FRONT ON MAIN STREET**

**Western Main  
Historic District**

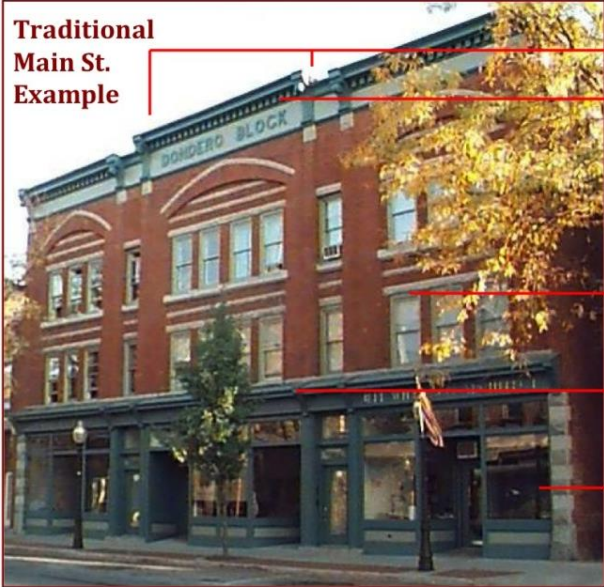
**Central Main Street District  
2013**

- Increased building height to 4 stories with a minimum of 2 stories;
- Allowed 5<sup>th</sup> story with stepback on north side or corner tower by Special Permit;
- Required 0- to 10-foot front setbacks;
- Lowered minimum parking requirements;
- Added illustrated design standards.

**Eastern Main  
Historic District**



# Illustrated Design Standards (CMS and L)



**Traditional Main St. Example**

- Façade and roof line breaks at intervals of no more than 35'
- Top floor cornice feature
- Bay windows, balconies and open porches may encroach up to 4' over the sidewalk
- Primary window proportions greater in height than in width
- Secondary storefront cornice or first floor articulation
- Commercial first floor facing Main Street

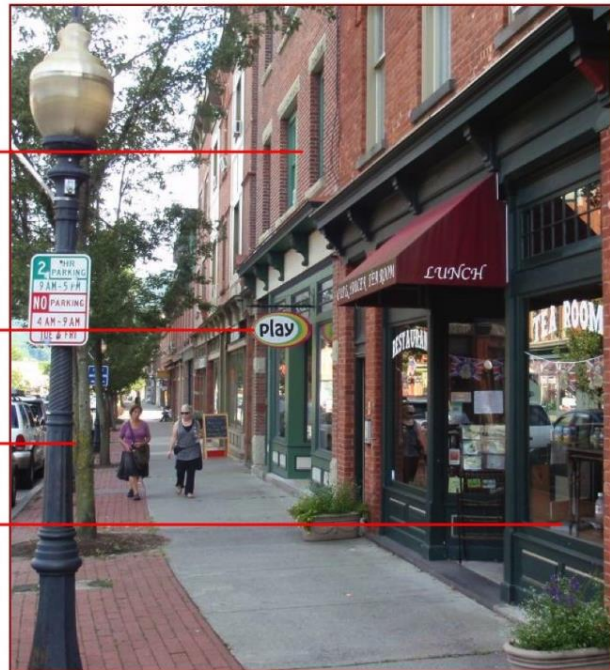


**More Modern Example**

## Design Standards Consistent Examples



- Wood, brick, stucco, stone, or fiber-cement siding and trim recommended
- Metal, glass, or canvas-type awnings and canopies or projecting signs may encroach up to 6 feet over the sidewalk above 7 feet
- Street trees planted on average 30' - 40' apart
- Commercial buildings shall have at least 70% glass on first floor facades between 2' and 10' above the sidewalk





**226 Main Street**

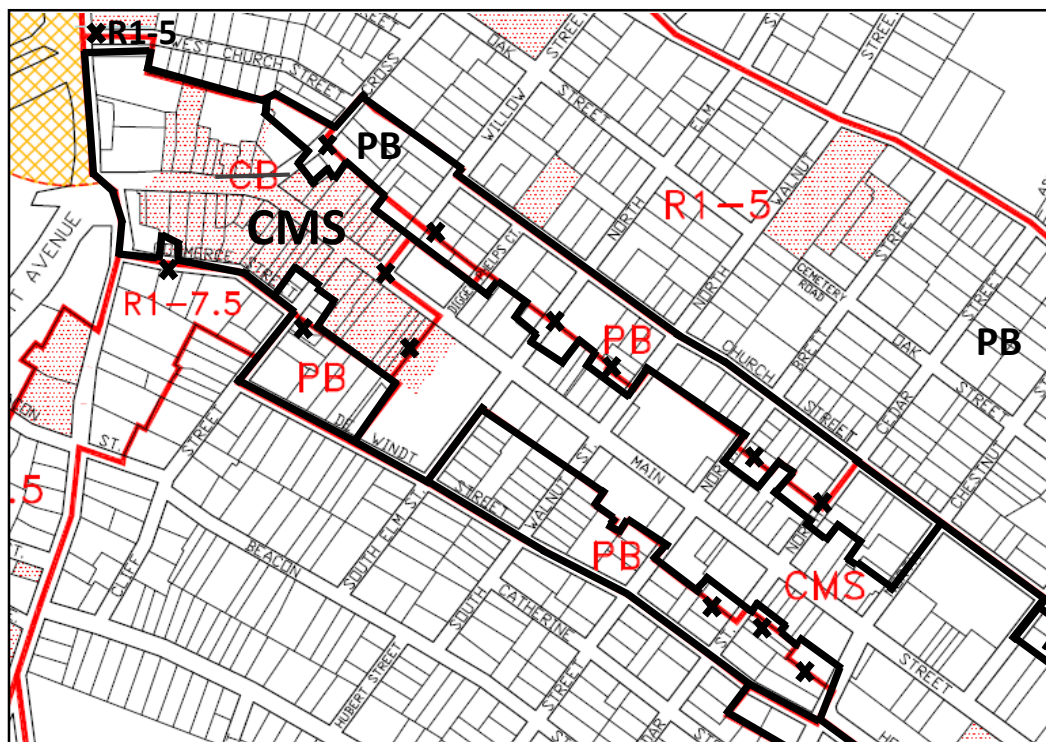
**Previous Buildings**



**249 Main Street**

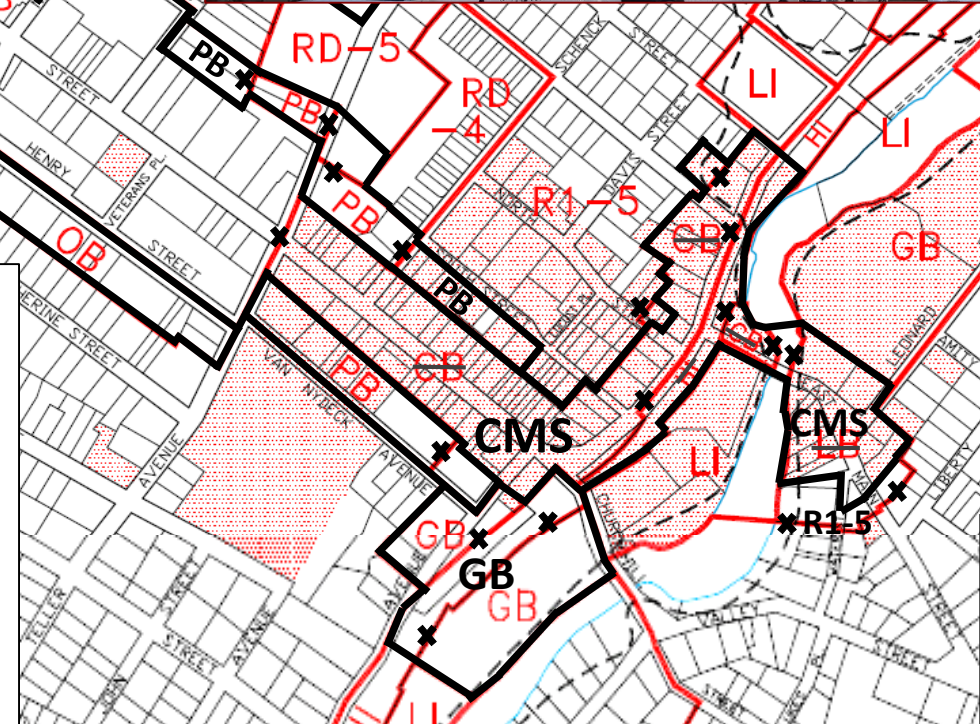


The Inn at Beacon  
151 Main Street

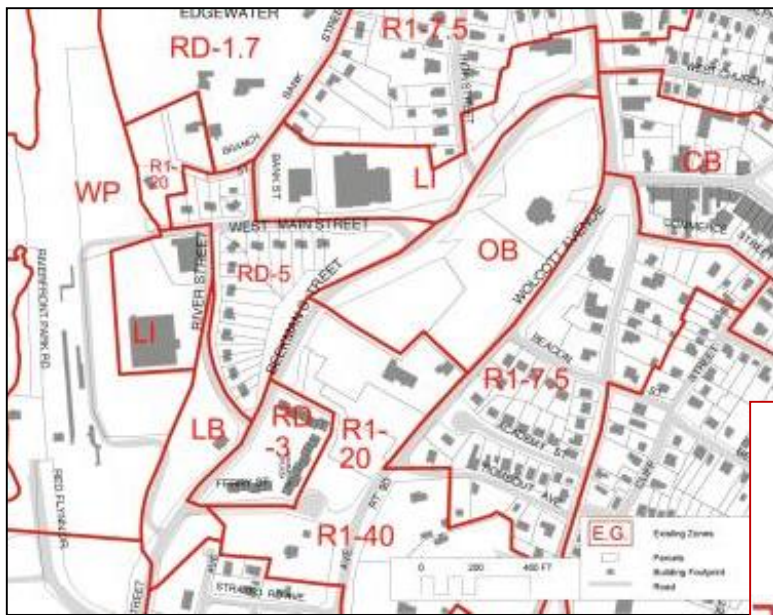


## Central Main Street District 2018 Amendments

- Extended CMS to all of Main Street with updated design standards;
- Included lots not facing Main Street in PB;
- Eliminated 5<sup>th</sup> story option and required 4<sup>th</sup> story stepbacks along any street frontage or within 40 feet of another zoning district;
- 4<sup>th</sup> story needs Special Permit by City Council in or abutting an Historic District parcel.

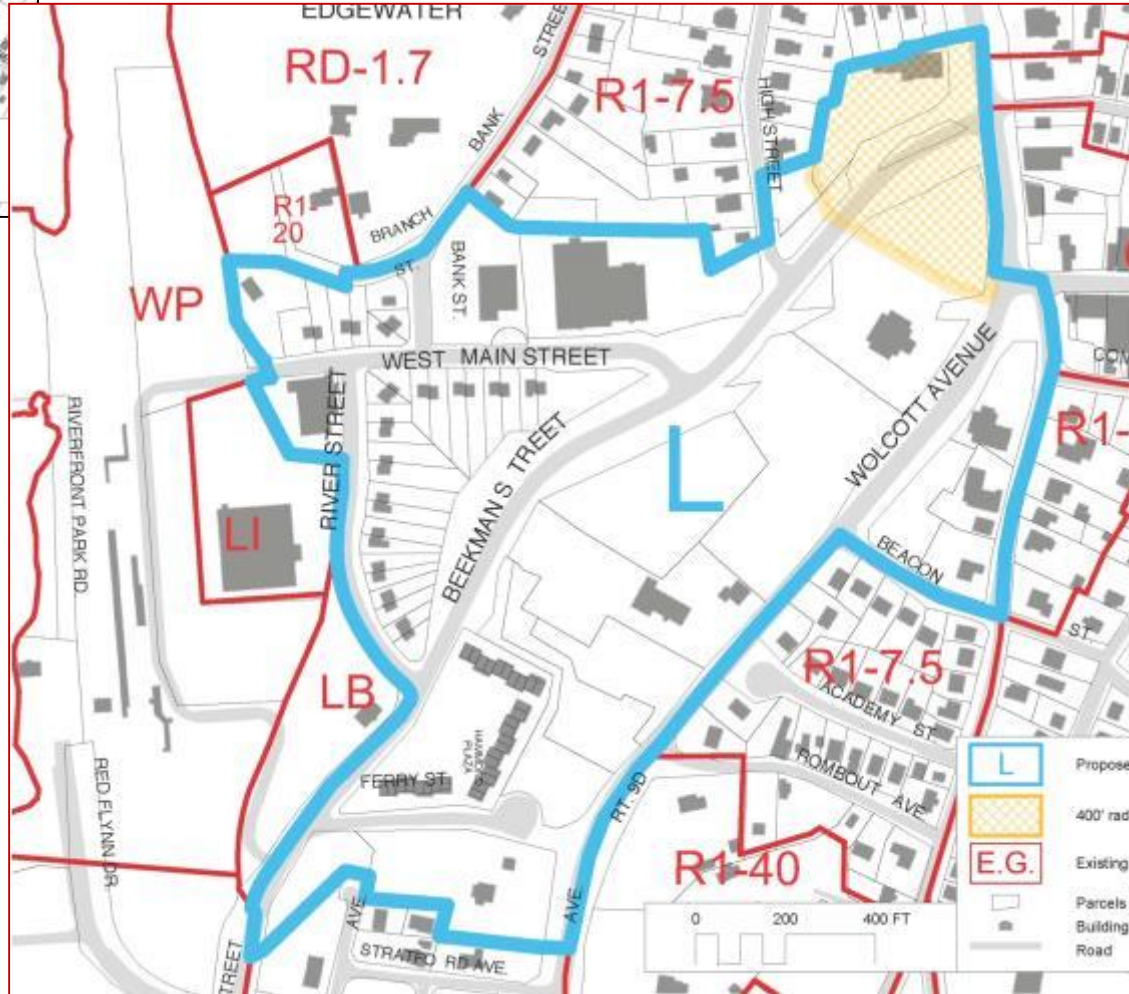


## Previous Zoning Districts



## Linkage District 2013

- Replace 7 previous zones with one integrated district;
- Increase the vitality, attractiveness, and marketability of the area from Main Street to the Train Station by providing more residential uses and enhanced urban form;
- 4 stories with 4<sup>th</sup> floor stepback;
- Similar form-based streetscape and design standards as CMS district.

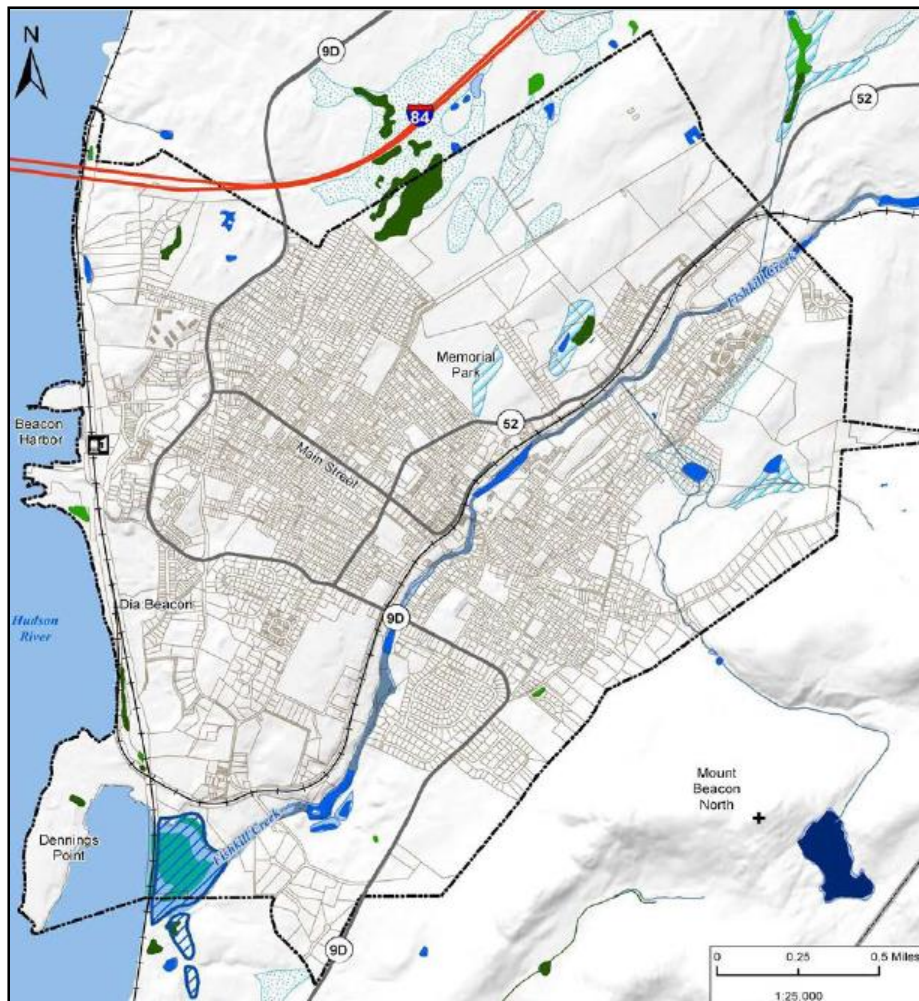


# 2014 and 2017 Plan Update Rezoningings

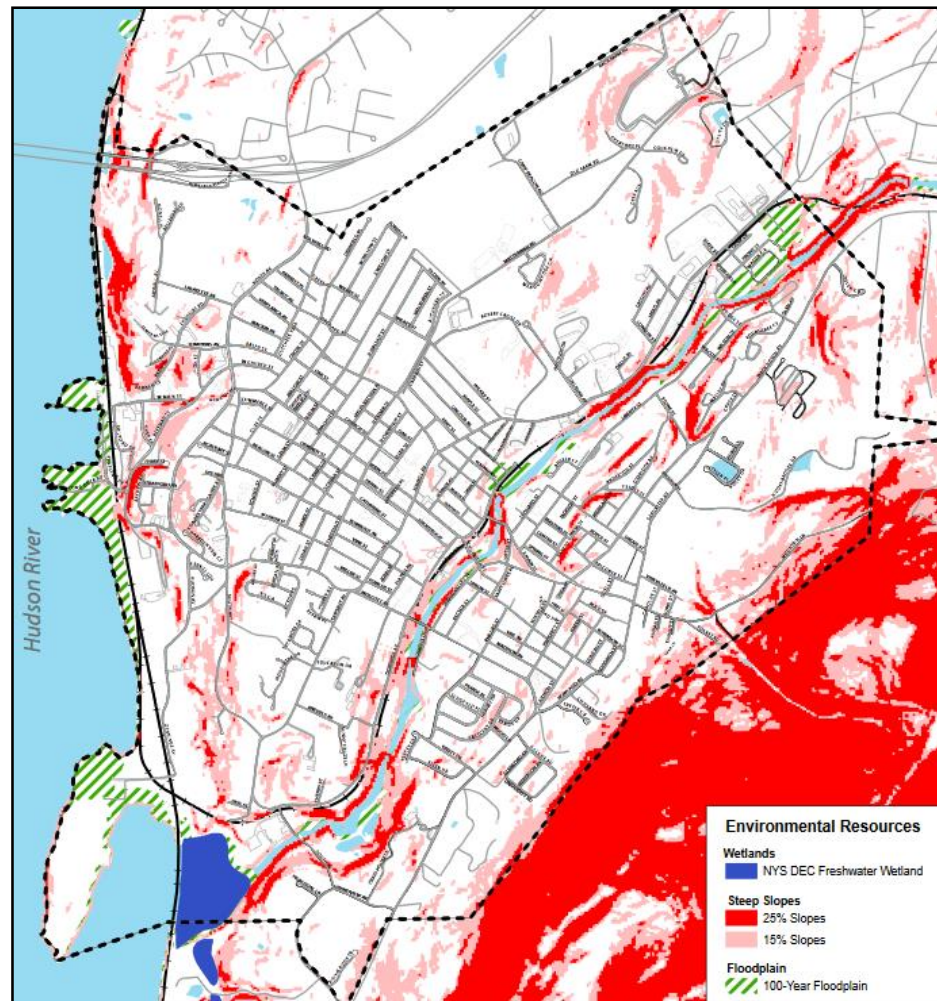


# 2020 Linkage District Update





**Regulated Wetlands Map**



**Steep Slopes Map**

**2018 Lot Area Amendment**

**The lot area per dwelling unit calculation shall first deduct any area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing very steep slopes of 25% in a R1, RD, or Fishkill Creek Development Zoning District.**



# Planning and Zoning Process: 2020 Agenda

**Expand  
Historic District  
Near Main Street**

**Revise and Simplify  
Zoning Tables**

**Update Linkage  
District Standards**

**Main Street Access**

**Green Initiatives**

**Main Street  
Urban Design Plan**

- Only Post Office now protected in Central Main Street area
- Consider 35 buildings for historic overlay status
- Revise Historic Preservation Law based on public comments
- Current 1974-based tables difficult to use and interpret
- Simplify table format from 9 pages to less than 4 pages
- Comprehensive revisions to district uses and special permits
- Expand commercial options along West Main/Beekman St.
- Consider changes at edges of district
- Set up committee of residents and business owners
- Recommend pedestrian, biking, transit, traffic, and parking improvements for short-term and longer-term actions
- Adopt Natural Resources Inventory (NRI)
- Incorporate NRI into Zoning Law
- Begin work on Open Space Plan
- Design series of plazas/greenspaces along Main Street
- Integrate with transit stops and visitor information stations

## Summary Points:

- Both Comprehensive Plans maintained that Main Street needed increased population, especially within walking distance, to support a successful business district and recommended incentives to promote that goal;
- Initial zoning changes designed to attract new development in the central section of Main Street, between Main Street and the Train Station, and on a few former factory sites along the Fishkill Creek;
- Zoning amendments in last two years have removed the incentives, scaled back the heights, and reduced the excesses;
- Moving forward, design standards promote infill buildings that fit the historic context, like the pocket hotel at 151 Main Street;
- Council is setting up a Main Street Access Committee to address pedestrians, biking, transit, traffic, and parking improvements.

