

**Regular Meeting**

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on August 7, 2017. Please note that the video recording of this meeting is available at <http://vimeo.com/channels/40154>.

**Council Members Present:**

Lee Kyriacou, At Large  
George Mansfield, At Large  
Peggy Ross, Ward One  
Omar Harper, Ward Two  
Pamela Wetherbee, Ward Three  
Ali Muhammad, Ward Four  
Randy Casale, Mayor

**Council Members Absent/Excused:****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:**

Samantha Brittan: Spoke with the Mayor and the Administrator about amending the affordable housing local law. Is very pleased with the recreation department programs. Her daughter loves camp.

Jason Craig: Thanked the Mayor and Council for their dedication to the city. Supports the moratorium as it relates to water. Hopes that the city will be more thoughtful in approving development projects. Believes that Beacon needs more light industry and high-density residential.

Dan Blair, 58 Judson Street: Feels that Beacon is at a crossroads. The Planning Board agenda has 16 items. Supports the removal of single-family homes from the moratorium.

Stacy Maldonado, 7 Tracy Dr.: Appreciates that Beacon has this development challenge. Shared all the reasons why she loves Beacon: open space, Madame Brett Park, the train is convenient to NYC, and Beacon is charming.

Theresa Kraft: Feels that Beacon is at a critical crossroad. (Full comments attached).

April Farley: Mentioned the high cost of living in Beacon. Gave details on the upcoming Southern Dutchess NAACP meeting. Asked about the CDBG federal funding. Thanked Ali, Omar and Lee for attending the community barbeque.

Kathleen Mazza, Deerfield Place: Thanked council for looking into the water issue. Encourages council to vote for the moratorium. Time to step back and reassess where we are. Concerned that the city is

giving up light industrial zones. Businesses and light industry bring more money to a community. The good news about Beacon is that it. industrial properties are already here.

Terry Nelson, Deerfield Place: Supports a 6-month moratorium. Is not against development but the pace of development here has increased very rapidly. Applauds the city's effort in looking for other water sources.

Michal Mart: She and her family appreciate the pool and the camp. Thanked the Recreation department. Thanked the council for considering the moratorium. (Full comments attached).

Emil Alzamora, South Ave.: Lives along the creek in the neighborhood of the South Avenue Bridge. Has concerns about building a vehicular bridge. Shared a list of suggestions that he would like to have the city and its consultants consider.

Barbara Verdisi: Is in favor of a moratorium. Has lived here for 45 years and does not know anyone who is not in favor of the moratorium.

Gwenno James: Gave details of Spirit of Beacon Day. Thanked the organizers for all the year that they helped bring about the parade. During the transition of the parade organizing responsibilities, all input is welcome.

#### **Council Member Reports:**

**Ali Muhammad:** Appreciates everyone who attends meetings and those who watch on television. Recently spoke with a 16 year old who is very excited about becoming a firefighter. Thanked everyone involved with the Anderson Barbeque.

**Omar Harper:** Mentioned that the Anderson Barbeque was great.

**Lee Kyriacou:** No comments made.

**George Mansfield:** Thanked everyone for attending. Wanted everyone to know that he reads and appreciates all of his emails though does not always respond.

**Pam Wetherbee:** Thanked everyone for their patience during the milling and paving projects.

**Peggy Ross:** With regard to 248 Main, it will come to council for recommendation. The senior picnic was great. Mentioned that Gwenno may be a 10-year resident, but she is a new US citizen.

**Anthony Ruggiero:** Mentioned that the City will now be videotaping ZBA meetings. Advised that we have started taking applications for afterschool programs. Gave an update on the pool and the fire academy.

**Mayor Randy Casale:** Thanked everyone for coming and sharing their opinions. Assured everyone that the council reads and considers everyone's comments. Feels that Beacon is a great community and he and the council will do what is in the best interest of the entire city.

#### **Resolutions, Ordinances and Local Laws:**

##### **1. Resolution Appointing a Police Officer to the Beacon Police Department**

- Motion by Council Member Muhammad, second by Council Member Harper

7-0

2. Resolution Authorizing an Agreement with Roots a Place to Eat, LLC for a food truck on Red Flynn Drive
  - Motion by Council Member Mansfield, second by Council Member Ross  
7-0
3. Resolution Authorizing an Agreement with Beacon Arts for the Bus Shelter Project
  - Motion by Council Member Muhammad, second by Council Member Mansfield  
7-0
4. Resolution Authorizing an Agreement with Leggette, Brashears & Graham, Inc. for Sand and Gravel Aquifer Exploration on Pump House Road
  - Motion by Council Member Muhammad, second by Council Member Wetherbee  
7-0
5. Resolution Authorizing an Agreement with Leggette, Brashears & Graham, Inc. for a Water System Evaluation Study
  - Motion by Council Member Mansfield, second by Council Member Muhammad  
7-0
6. Resolution Authorizing an Agreement with New York Leak Detection, Inc.
  - Motion by Council Member Muhammad, second by Council Member Wetherbee  
7-0
7. Resolution Authorizing a Pedestrian Access Agreement Regarding “the View” Project on Beekman Street
  - Motion by Council Member Mansfield, second by Council Member Harper  
7-0
8. Resolution Authorizing a Passive Use Easement Related to “the View” Project
  - Motion by Council Member Muhammad, second by Council Member Harper  
7-0
9. Resolution Authorizing Modjeski and Masters to Proceed to Task 4 Pertaining to the Design and Construction of the South Avenue Bridge

Council discussed this matter extensively. It was decided that it should be discussed in an upcoming workshop.

  - Motion by to Workshop on Sept. 11 - Council Member Mohammad, second by Council Member Mansfield  
7-0
10. Resolution Declaring the City of Beacon Planning Board as Lead Agency with Regard to the 475 Main Street Project
  - Motion by Council Member Mansfield, second by Council Member Ross  
6-1 (Council Member Ali voted no)

**Approval of Minutes:** July 3, 2017

- Motion by Council Member Muhammad, second by Council Member Harper  
7-0

**Budget Amendments:** August 7, 2017**Speakers:**

Andrew Gazza: Is running for council. Feels there is much work need to grow sustainably. We need to bring more jobs and light industry to Beacon.

Gary Chapman, Deerfield Place: Supports the moratorium on development. Use this time to consider reviewing the Comprehensive Plan.

Thomas DeVilliers: Spoke as a member of the Board of the Howland Cultural Center addressing the issue of parking. The Center relies on its visitors to generate the revenue it needs to run itself. Mentioned that events that are meant to start at 8 are starting at 8:30 because guests cannot find parking. Thanks the Mayor and council for their judicious stewardship of the City.

Lucille Tenazas, South Ave.: Spoke about the Tioronda Bridge (Full comments attached)

Dana O'Malley: Supports the 6-month moratorium as it relates to the water issue. Moved here to escape urban sprawl in New Jersey. Advised that she was raised in Hoboken but could not afford to stay. Would like Beacon to look at Kingston where they are added light industrial and jobs. (Full comments attached)

Thomas Wright, 24 Grove Street: Is in favor of a moratorium. Also spoke about the Greenway trail and how the plan represents many hours of work between the volunteers and the consultant. Is thrilled to present the plan to the City. As a committee of volunteers, the only reward for their effort is results. These results came from hard work and vigilance. The Greenway Trail Committee relies on and is grateful for help from the City and its boards. The City holds crucial leverage with the developers with regard to the design and implementation of the trail plans. The Committee asks to be included in the conversations with applicants that wish to develop property that could affect the plans for the trail. Wants to ensure that the City gets the trail that they want.

Susan Moss: Has been here for 14 years and is in favor of a longer moratorium. Feels that the view of Mt. Beacon is gone and the sidewalks are narrowing because of the restaurants. Praised the water department for testing her water.

Linda DiBrita: Spoke about the Tioronda Bridge

Michelle Humphreys: Supports a moratorium. Large buildings are being built at lightning speed. Beacon is a gem and we want it to stay that way.

Jeff Domanski: Shared his background with the city council.

Steve Gold: Thanked the council for entertaining the moratorium. Is glad that the Council stands up to developers. Council has been very careful with what they have done so far. Need to look at how Beacon is going to look and feel with all of these new development projects.

**Adjournment:**

- Motion by Council Member Muhammad, second by Council Member Harper  
7-0

Next Workshop: August 14, 2017

Next Meeting: August 21, 2017



City of Beacon council meeting 8-7-2017  
Theresa Kraft - public comment

Now more than any other period, the City of Beacon is at a critical crossroads in its history. We are on the verge of a water crisis, overdevelopment and a loss of our historic view sheds and scenic vistas. With so many agendas on the table, and the chance of important pieces falling through the cracks. It is imperative that we save the historic Tioronda Bridge legacy from being another casualty of sprawling commercial development that will destroy this historic area of the Fishkill Creek; where mills and stores were stationed to supply the American Revolutionary War efforts; where goods were transported on and off ships via flat bottom boats to supply the Continental Army troops stationed at the Fishkill Supply Depot, New Windsor and beyond. This is the area where Alexander Hamilton lived when he rented the DePeyster's house and roamed the grounds of the Fishkill Creek and the Hudson River while he served as General George Washington's aide-de-camp, while the General was headquartered across the river.

The Tioronda Bridge listed on the National Register of Historic Places along with the Brooklyn Bridge built the same year 1869, and the Poughkeepsie Railroad Bridge known today as the Walkway Over the Hudson, encourages us to do everything in our power to preserve the historic elements of the Tioronda Bridge – it is integral to keep this piece of history in the rebuilding of the bridge and this cities future. We're asking the same questions thirty-one years after the bridge was dismantled with plans of restoration. I urge the City of Beacon to implement what they have officially acknowledged for the past four administrations and rebuild this historic bridge, reworking the original bridge design elements back into today's 21st century construction. The bridge was dismantled by the City of Beacon Public Works and in 1986 put into storage with plans of restoring – it still remain on the inventory list of the National Register of Historic Places. And as per my conversations with Jennifer Betsworth from New York's State Historic Preservation Office even a re-assembled bridge can be listed, since this is in keeping with the nature of the take-apart design. And according to SHPO the paperwork process has not been completed to date and the designation is still in place.

The City of Beacon worked to save the Tioronda Bridge in 2000 and 2006. In 2000 the cities council stressed the importance of saving the bridge's history, and addressed that the preservation was of paramount importance for current and future generations. Again in 2006 the city council unanimously passed a resolution, which declared its support for the preservation and its restoration. Today's 2017 Comprehensive Plan continues to advocate protecting and preserving our historic heritage and resources with the Tioronda Bridge still included on the list of our cities historical resources. We must be pro active to rebuild the bridge with preservation in the forefront.

Think about the consequences. As presented at the July 31st workshop the South Avenue bridge was in stark contrast to what past and current council members have asked for, the new proposal does not pay homage to the original design but rather it further removes it completely from our history books by not even referencing it to its original name. In addition to tragic destruction of a cultural heritage site, construction will further destroy cultural resources. No buffer will exist to enhance the public's ability to enjoy the park and walking trails on both sides of the road.

NO  
TIME

It's an age-old story, road expansion, urban growth and induced travel. One that repeats itself, improved roads simply spur additional travel or divert trips from parallel routes, quickly returning to its original congested conditions. If you build a bigger road then you'll have bigger traffic issues, the same goes for a bigger bridge. This plan will jeopardize the quality of life for the surrounding area residents and beyond.

Preservation is more than just saving buildings, it's about creating and enhancing environments that support, inform, and enrich the lives of all – we must focus on what's unique to our city and promote and preserve our history. It's what makes Beacon, Beacon!

NO  
TIME



## Elizabeth Evans

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**From:** michal mart <michal.mart@gmail.com>  
**Sent:** Monday, August 07, 2017 8:02 PM  
**To:** Ali Muhammad; Anthony Ruggiero; George M. Mansfield; Lee Kyriacou; Omar Harper; Pam Wetherbee; Peggy Ross; Randy J. Casale  
**Subject:** My comments tonight

Good evening mayor and council,

I am here first to tell you that my family has really appreciated having the pool open in Beacon and having the summer camp at University Settlement. It makes a huge difference in our quality of life here in the summer. I would like to thank the council, and the rec department, Mark Price, Nate, Heidi, the life guards, Ilana and Linda and the councilors and everyone else that is involved in making these two amazing things happen. It really is wonderful.

I would also like to thank the council for your proposal for building moratorium in Beacon. I fully support the proposed moratorium and I am thankful that you are paying attention to this urgent water concern and being pro active about it.

I would like to raise another issue that concerns me. There are two properties that were conveyed by the City to developers via in rem deed with one of the conditions set forth by the City being that they cannot transfer ownership without the City's approval until the certificates of occupancy are issued.

For one property, city council discussed the proposed ownership change and voted on a resolution to approve it. In the other case, there was no public discussion that I could find regarding the ownership change. I sent an email to the council on July 20th inquiring about the possible oversight and am still waiting on a response.

I am concerned our limited staff, the volunteers on the planing and zoning board as well our legal counsel are stretched too thin to provide the kind of oversight needed for this volume of projects. As a council you should not be asking "can you handle it" you should be skeptically examining whether they SHOULD be overseeing this volume projects all at once. The reality is if things are missed you won't know until the city is held accountable down the road -- when something goes wrong.

As another example, there is a large project in the fishill creek zone that has been in the works for many years. This project is seeking two additional 90 day extensions from the planning board tomorrow.

The same project is currently obligated to report to city council quarterly and I have not been able to find any reports online or in video recordings of public meetings. I watched all the meetings since March and there was not a single report.

I believe this constitutes a violation of the terms of their special permit extension and I believe the City Attorney should look into this. I also encourage you to instruct the planning board to deny the requested extensions until it is determined that the owner is not violation.

Thank you  
Michal Mart  
Beacon



## Elizabeth Evans

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**From:** Lucille Tenazas <tenazasl@newschool.edu>  
**Sent:** Monday, August 07, 2017 4:59 PM  
**To:** Randy J. Casale; Lee Kyriacou; Omar Harper; George M. Mansfield; Pam Wetherbee; Anthony Ruggiero; Nicholas M. Ward-Willis; Emil Alzamora; Margaret Ross; george mansfield; Peggy Ross; tkraft@beaconhistorical.org; Annie Walker; Richard@richardbarnes.net  
**Cc:** Elizabeth Evans; Jill Reynolds; chris ancliffe; Dan Spitzer; Tony DiBrita; Linda M. DiBrita  
**Subject:** Tioronda Bridge response

Dear Randy and members of the Beacon City Council,

My name is Lucille Tenazas and my husband, Richard Barnes and I live at what is currently the end of South Avenue, opposite Madam Brett Park.

As Beacon residents most impacted by the planned reopening of the historic Tioronda bridge, we want to make certain that our positions are heard and taken into account during the planning and design process. We are in agreement that the bridge needs to be reopened so that crossing access over Fishkill creek is made possible, most crucially for emergency vehicles. We recognize that the bridge's reopening is part of the comprehensive plan for the City of Beacon and is an important artery in the city's infrastructure.

We are also aware that a 2-lane bridge is the only way that the city of Beacon can avail itself of state and federal funds. If this is a foregone conclusion, then a key factor in the design should take into account the intrinsic purpose of the bridge and its contribution to perpetuating the surrounding environment and existing park-like setting.

There are competing agendas as to what the reopening of the bridge will address and who *and* what it will benefit. My opinion is that the bridge should go beyond mere infrastructure and take into account the long-term continued use of the area as a place of leisure and recreation.

I attended last week's workshop meeting where the revised design of the bridge was presented by Modjeski and Masters. This design iteration was a response to the Council's request for a structurally sound bridge that accommodates 2-lanes with "quality of life" components that include sidewalks and planters that may incorporate seating. Upon seeing the new design, my first reaction was that it was overbuilt, overdesigned and more appropriate for a highway in an urban location.

Unfortunately, this design phase shows a massive expansion of an aggregate width of 2 lanes, plus 2 sidewalks and 2 sets of planters, ostensibly to separate motorists from those walking the bridge. The scheme shows an over-response to a bridge having a short span which certainly does not warrant a brutalist approach of concrete and brick.

The overall width of the bridge can be reduced by eliminating one sidewalk and rethinking what constitutes as a visually appealing, low maintenance and safe separation strategy of road to sidewalk.

It is important to respect the rhythm of the current park-like setting that contributes to the quality of life experiences for those who enjoy the calm surroundings and proximity to dramatic Fishkill Creek. At

this stage, we should look beyond the bridge as a workhouse and utilitarian artery that serves other pragmatic purposes. There is a saying, "Build it and they will come", but my expanded version of it is, "build it at humanscale, and they will act with sensitivity and care for their surroundings."

It is only when consideration is given to the sensitive and authentic use of materials in the design of infrastructure that allows us to maintain our humanity and contributes to good citizenship.

Respectfully,

Lucille

**LUCILLE TENAZAS**  
**ASSOCIATE DEAN, SCHOOL OF ART, MEDIA AND TECHNOLOGY**  
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Hello, and thank you for your service to our city.

I am here to support a moratorium on development in Beacon for six months or more until more research is completed about the impact on utilities, such as water, and other infrastructure in the city.

My husband and I moved to Beacon more than 11 years ago, partly to escape suburban sprawl and overdevelopment in New Jersey. We were attracted to Beacon by its affordable housing, diverse community, and beautiful landscape.

I was born and raised in Hoboken, New Jersey, but my family had to leave because they couldn't afford to live there anymore because of high-priced development and rising living costs. I do not want this to happen to families in Beacon.

We need to think about more creative ways to grow our city that will benefit the entire community and not a select few businesses and housing developers. Perhaps we can learn from other nearby communities, like Kingston, that have brought light industry into their communities rather than relying on retail shops and high-cost housing.

I believe we need to be a city of makers and creators that also want to preserve our natural beauty, our history, and our quality of life. We deserve better for our future and so do our children. We cannot be mesmerized by short-term fixes at the expense of long-term sustainability.

Thank you for your time.

A handwritten signature in cursive script that reads "Dawn O'Malley". The signature is written in dark ink and is positioned below the "Thank you for your time." text.



Dan Aymar-Blair; 58 Judson Street

Thank you Mayor Casale and the City Council for years of thoughtful consideration of how to best chart out Beacon's future development. The ever-growing reputation of Beacon as an ideal place to visit and live is a testimony to your efforts. This reputation brings us to a crossroads today.

Everyone wants to be part of the Beacon story as is evidenced by tomorrow night's planning board agenda, which has 16 agenda items. An exciting problem to have. I am voicing my support for the water moratorium because we need the water capacity before these planning board agendas get any longer.

I believe that new assessments of our sewer system, parking and other capacity issues are also in order. If these are not completed during a moratorium period, when are they best achieved?

I support removing the construction of single-family homes from the water moratorium. No single family should face hardship – particularly financial hardship - for wanting to join our community. However, the granting of subdivisions should end immediately and strict limitations should be placed on how or when a subdivision should be granted. Squeezing houses between houses or in backyards detracts from the aesthetic of Beacon and contributes to our water and infrastructure challenges.

Like members of the City Council, I am also looking toward what else Beacon can reconsider during a water moratorium. Some items important to me:

- Creating commercial corridors in Beacon that create local jobs and truly make Beacon a walkable city. Namely along the creek or the second story of Main St.
- Setting up an architectural review board with teeth to ensure high-quality standards for new buildings
- Increasing the sustainability standards for new construction including solar energy production.

By increasing the aesthetic and sustainability standards of building in Beacon, we may lose some business; but someone will step forward and our pickiness will pay off.

I would just like to close by saying that, as we look at these 16 planning board agenda items and beyond, every one of us in this room is responsible for what happens to the last square acres of Beacon. If it's high-density residential, we continue to be a bedroom community. If it's a bigger mix of commercial space, we become a walking community. And if we aren't pushing hard to protect our last open spaces, we are giving up what makes Beacon appealing, why people want to come here in the first place.

The issue of development is such an urgent and emotional one is because, once the concrete is poured, our decisions are literally set in stone and cannot be undone.

However we go about it, we don't want to be the town that built itself into a drought and into oblivion.



August 7, 2017

Members of the Beacon City Council,

We would like to add a few quick thoughts of our own for the record regarding replacement of the Tironda Bridge:

1. Your constituents do not want a two-lane bridge at this location, whether it is 50', 40', or otherwise. Rebuilding the original bow truss bridge for pedestrian traffic or a new bridge of similar scope would more than suffice and could actually enhance the experience of Madame Brett Park and the Fishkill Creek for all citizens and visitors. Splitting the park, crossing the creek, and continuing up South Ave. and Grandview or Slocum with a two-lane road/bridge and high-volume traffic would be unconscionable. So why is it being considered?
2. Your constituents do not need a two-lane bridge at this location. If a bridge is truly needed for emergency vehicles, then that should be priority number one. So why has it taken so long? But that does not require a two-lane bridge, nor should the added expense of a two-lane bridge be incurred, regardless of how it is funded. Plus, what good is a bridge for emergency vehicles if there is no access over or under the MTA tracks?
3. Your constituents do not want or need explosive development in Beacon. If the neighboring parcel may be developed as of right, then so be it. But the City of Beacon should not be spending one extra dollar to benefit a private project, regardless of where that money comes from. Just because you can get funding from the Feds, the state, or elsewhere does not mean that you should. If it is not feasible to build the project on the property as is, then the project is inappropriate for Beacon and should be nixed.
4. The same goes for all other development in Beacon. This is not just a water issue, but a larger environmental and quality of life issue. It is a wildlife issue, an erosion issue, a sewer issue, a litter issue, a noise pollution issue, a congestion issue, a traffic violation issue, a parking issue, a double-parking issue, a city budget issue, a school budget issue, a police department issue, a fire department issue, a volunteer ambulance issue, etc. We are, therefore, in favor of the moratorium on new development,

so that all of these issues may be thoroughly evaluated and addressed, and would suggest that, at the same time, you should take another look at current zoning and limit all development to bulk, height, and usage limits that are consistent with the character of Beacon - unlike the project on Main Street next to Beacon Natural Market. Furthermore, variances, whether for bulk, height, lot-lines, etc., and other concessions should not be handed out to anyone who asks. They should, instead, be reserved for property owners whose property value has truly been diminished by recent zoning or similar restrictions. A purchaser of property already subject to zoning or other restrictions should not be heard to complain. If it is not feasible to build a project as of right, then that project is inappropriate for Beacon and should be rejected. Plus, misuse of the variance process jeopardizes the entire zoning regulation framework, opening it up to Constitutional challenge and Beacon to a development free-for-all.

Thank you for your consideration of these issues.

Sincerely,

Linda & Tony DiBrita

14 High Goal Lane

Beacon, NY