



CITY OF BEACON New York

Anthony J. Ruggiero, M.P.A.
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

To: Mayor Casale and City Council

From: Anthony J. Ruggiero, MPA, City Administrator

Date: August 13, 2018

Re: Linkage District Question – 45 Beekman Street

As you are aware, there is a proposal by 45 Beekman Art Center, LLC and DocuWare, Inc. for a mixed-use building with two floors of commercial use for DocuWare, Inc. The way the current Linkage district Special Permit language is written, it would restrict a mixed-use building. This seems counter to the intent and to what the City Council has been recently reviewing in districts.

In reviewing the Special Permit section of the Linkage district regulations, City Planner, John Clarke, believes it was the intent of the Comprehensive Plan and the Main Street Linkage Committee, to avoid the potential for bigger box commercial-type uses in this area. The intent at the time was to limit the size of an office or manufacturing use, not the total size of a mixed-use building.

This appears to be reinforced by the retail section, which limits the floor area of the use, not the size of the building. Also, there is no floor area size limitation on residential uses or buildings in the Linkage district.

The ambiguous wording could be fixed by a simple clarification change in Section 223-41.21 B(1)(b):

[1] The total office or manufacturing floor area of the building is no greater than 25,000 square feet

Any such proposed use would still require a Special Permit, so any concerns about building size could still be part of that review process.

Please review and let me know if you have any additional questions. Thank you.